

# **DIAMOND RIDGE ESTATES HOMEOWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

**OCTOBER 15, 2007**

### **CALL TO ORDER**

The meeting was called to order at 7:00 p.m. Board members in attendance were Peggy Cottrell, Dan Conroy and Kevin Raasch. In attendance for MSI was Kathi Burdess.

### **OPEN FORUM**

Duane Farnsworth was present from Douglas County Maintenance to discuss issues during the current year and how to proactively resolve them going forward. The Board is requesting from Duane that there be more attention to detail, as well as a focus on trash and weeds. They also requested that the sprinkler system be looked at on a weekly basis as noted in the contract, and that more attention be paid to the front entrance flower beds.

The Board also requested that the first native mow be moved up and more frequent mowing in early summer versus late summer. Duane also suggested that in the spring when things get going that a grounds walk is scheduled to note any areas of concern, as well as to make sure all are in agreement on how the grounds will be handled.

With no further issues to discuss, the Board thanked Duane for his attendance.

### **APPROVAL OF MINUTES OF PRIOR MEETING**

The September meeting minutes were approved with the following changes:

- Under “Mary Jo McVickers”, the second sentence should read, “She submitted a letter to the Board requesting that her fine for weeds be removed. The Board discussed the matter and denied her request to waive her fine”.
- Under “Old Business – Signature Real Estate Signs”, the second paragraph should be removed in full.

### **COMMITTEE REPORTS**

Recreation Committee – No new information.

Architectural Control Committee – There was one request to expand a deck.

## Landscape Committee

- 1745 Moonstone Lane – This owner has submitted his landscape plans and the Committee has discussed the plans. The plan will be approved if the trees are the minimum requirement.

Social Committee – There was no report at this time.

## **MANAGER'S REPORT**

Financials – The Board requested that Kathi check on the weed/fertilization charges, and why they do not track with the contract.

Covenant Violations – The covenant violations were reviewed. The Board requested that all homeowners who had received letters in February stating that they were not in compliance with the landscaping plans be reviewed, and those that were still in non-compliance would be sent a fine letter for not submitting their plans. The Board also stated that they would review the Covenant Log to determine if there were any outstanding items that needed to be addressed.

## **OLD BUSINESS**

Suburban Waste Credit Adjustment – Dan presented the information regarding what the credit should be. Kathi will take this item and review it with management.

Grounds Contract – The Board accepted the Douglas County Maintenance contract for the 2007-2008 calendar year, and requested that they hold off on the weed/fertilization, as Dan will get bids to see if they can get it at a lower cost.

Budget – The Budget was revised. The Board requested that interested operating fund and late interest fee be removed from the income, so the total assessment matched exactly to the total expenses. They also requested that lighting maintenance be increased to \$600.00, community events be increased to \$2,500.00, and miscellaneous be increased to \$3,000.00. Kathi stated that she would make these changes and email the Budget to them.

## **NEW BUSINESS**

Multi-Year Project Improvement Plan – The Board requested that this be left on the Agenda for future discussion.

## **ADJOURNMENT**

With no additional business to discuss the meeting adjourned at 9:00 p.m. The next meeting will be held on November 19<sup>th</sup>.