

DIAMOND RIDGE ESTATES HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

DECEMBER 17, 2007

CALL TO ORDER

The meeting was called to order at 7:25 p.m. Board members in attendance were Peggy Cottrell, Dan Conroy, Steve Knight, and Kevin Raasch. In attendance for MSI was Kathi Burdess.

OPEN FORUM

Mitch Gold was present to discuss waiving his fine regarding his late landscaping. The Board questioned Greg Miller about whether he had submitted plans and whether they had been approved. Greg stated that the plans had been submitted and approved, and the landscaping is in process as weather permits. Greg did state that there needed to be a couple of larger caliper trees installed. Other than that, the landscaping was fine and moving along as planned.

Regarding waiving the fines, the Board requested that Kathi research the address to see what letters had been sent, when they were sent, the address they were mailed to, the dates of the fines, etc., and respond back to the Board. Once the Board has made their decision, Kathi will call Mitch with an answer.

APPROVAL OF MINUTES OF PRIOR MEETING

Dan made a motion, which Steve seconded, to approve the November meeting minutes as written. The vote was unanimous.

COMMITTEE REPORTS

Recreation Committee – No new information.

Architectural Control Committee – Dan reported that he had one plan on Sand Rose Court for a garage addition. He said it looked fine and would be approved provided the homeowner submitted the full set of drawings.

Landscape Committee – The Landscape Committee will be touring the neighborhood over the next couple of months, ensuring that all landscaping and swing sets are in compliance. The play structures or swing sets that are not in compliance will receive letters stating that their swing set is not in compliance, however, if grandfathered in and, at the time of sale, the swing set must be brought into compliance or removed.

Social Committee – Nothing new.

MANAGER'S REPORT

Financials – The Board had several questions regarding financials. An explanation was requested about the \$520.00 income entry and \$520.00 legal expense. There was also a question on the gas bill as to why there were no charges for October and November. After reviewing the checks, it was determined that there is a credit on the bill and, therefore, there was no payment required for October and November. The Board also questioned the allowance for doubtful accounts on the balance sheet. The Board also requested that Kathi remove the petty cash and move that into the investment account. She stated that she would send this request to Accounting.

Covenant Violations – The covenant violations were briefly discussed and over the next few months the violations will be reviewed and closed in order to clean up the report. In order to reduce the size of the Covenant Violation Log, along with keeping it current with up to date issues, violations that are with legal will be removed from the report and will become a separate monthly report. All swing sets that have been grandfathered in should be removed from the report as well.

OLD BUSINESS

Suburban Waste Credit Adjustment – Kathi stated that she had discussed the matter with Suburban Waste and wanted to review the bill to ensure that the proper credits had been given and to determine what the balance that the Association may owe.

NEW BUSINESS

Multi-Year Project Improvement Plan – The Board briefly discussed this and Steve made a motion, which Peggy seconded, to create a new committee for this and to see if Al would be the chair for the committee.

Castle Rock Snow Removal – The Board reviewed the proposal that Castle Rock presented to all of the Associations within Castle Rock regarding their ability to hire their own private snow removal people to take care of the roads in the event of an extreme snowstorm. The Board elected to table this at the present time.

ADJOURNMENT

With no additional business to discuss the meeting adjourned at 8:30 p.m.