

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

FEBRUARY 19, 2008

CALL TO ORDER

The meeting was called to order at 7:00 p.m. Board members in attendance were Peggy Cottrell, Al Link, Kevin Raasch, Norma Akers, and Steve Knight. In attendance from MSI, LLC was Kathi Burdess.

OPEN FORUM

There were no homeowners present during Open Forum.

APPROVAL OF PREVIOUS MINUTES

The minutes from the January 30, 2008 meeting were approved as written.

COMMITTEE REPORTS

Recreation Committee – No report.

Architectural Control Committee – No report.

Landscape Committee – One plan has been approved for a home on Jade Court.

Social Committee – Angela Strickler is the new chairperson and will get together with Peggy to discuss events for the year.

MANAGER'S UPDATE

Financials – The Board reviewed the Financials for the month of January, 2008. There were two questions regarding the financials, under grounds maintenance, what is the \$716.00 charge, and why was there more budgeted for insurance than the premium quoted? Kathi stated that she would find out what the grounds maintenance expense was and email the Board with the answer. She explained that the budgeting process takes place before the insurance quotes can be given, so an estimate for premiums are put into the budgeting process.

Covenant Violations – The Covenant Violation report was reviewed. There were no questions on the report. The Board requested that a letter be sent to homeowners with holiday decorations still up. There was also discussion about a home that is holding some type of meeting that brings 20-25 cars each time the meeting is held. The Board requested that a letter be sent to the owner to cease the activity.

OLD BUSINESS

- Issue: Suburban Waste Credit Adjustment
 - Discussion/Summary: Kathi reported that she has spoken with Doug Smith from Suburban Waste. The credit has been issued and the account balance cleared of all charges other than the monthly pick up charge.

NEW BUSINESS

- Issue: Insurance Renewal
 - Discussion/Summary: The Board reviewed the insurance renewal and had a question. Peggy questioned the item on enhanced coverage to include limited pool chemicals, etc. Peggy also noted that the clubhouse was built in 1997, not 2002 as stated on the underwriting information page.
 - Action: The Board is in the process of reviewing the policy.
- Issue: Trash Contract
 - Discussion/Summary: Kathi informed the Board that the trash contract would be coming up for renewal at the end of the year and wanted to ensure that she had the correct home count when sending out the bids for the new contract. The Board stated that there were 121 homes
- Issue: Clubhouse Billing
 - Discussion/Summary: A question was raised regarding the billing paid by Diamond Ridge Realty for use of the clubhouse. The Board stated that since the clubhouse has not been turned over to the Association, the billing should remain.
 - Board Decision: The Board requested that Kathi research the cost of the use of the building to see if the cost needs to be increased due to higher utility costs.
 - Action: Kathi will pull bills from the last two years and do a comparison and email the Board with the results.
- Issue: Multi-year Project Improvement Plan
 - Discussion/Summary: A discussion was held to put a Committee together with homeowners who have been long standing members of the community as well as new owners. Al Link will head the committee.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:00 p.m.