

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

MARCH 17, 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 February 19, 2008 meeting were approved with no changes.

COMMITTEE REPORTS

Recreation Committee – Tim Herring was present to discuss the purchase of new pool furniture and umbrellas. Tim presented a picture of the furniture, and after a brief discussion, Steve made a motion to accept the style Tim presented. Al seconded the motion and the decision was unanimous to purchase 24 loungers. The Board also requested that Tim purchase extra umbrellas. Tim reported he will be replacing the basketball hoop since the old one is damaged.

Architectural Control Committee – Dan Conroy stated he and Lenn met with the homeowner on Rose Ct. about his addition. He also spoke to the homeowner on Amber Ct. about building on the lot. Dan will be contacting a homeowner with building experience to determine interest in serving on the committee.

Landscape Committee – Steve informed the Board that Mitch Lee is interested in becoming more involved in the Community and thought he would be a good addition to the Landscape Committee. Greg Miller will contact Mitch to ask him to join the Landscape committee.

Social Committee – Dates have been set for pool opening, May 24 and Spring cleanup April 26.

MANAGER'S UPDATE

Financials – The Board reviewed the Financials for the month of February. The delinquencies were discussed. There were three accounts presented to be written off due to foreclosures. Steve made a motion which Norma seconded to have the accounts written off, the vote was unanimous.

Covenant Violations – The covenant violation report was reviewed and updated.

OLD BUSINESS

- Issue: Insurance Renewal
 - Discussion/Summary: The Board was satisfied with the explanation regarding the new chemical coverages.
 - Board Decision: Steve made a motion, Peggy seconded to accept the insurance proposal and pay in full. The vote was unanimous.
 - Action: N/A

- Issue: Clubhouse Billing
 - Discussion/Summary: Kathi reported a credit on past bills, so there is no history of cost.
 - Board Decision: The Board elected to leave the billing as is.
 - Action: N/A

- Issue: Multi-year Project Improvement Plan
 - Discussion/Summary: Al stated that he was looking for volunteers. Steve volunteered . Peggy stated she had names to pass along and requested all other Board members who have names to email them to Al.
 - Board Decision: N/A
 - Action: N/A

NEW BUSINESS

- Issue: Grounds Start-Up
 - Discussion/Summary: Kathi asked the Board if there were any issues to bring to Douglas County Maintenance attention as the season begins. The Board requested that the contractor pay attention to trash pickup.
 - Board Decision: N/A
 - Action: N/A

- Issue: Pool Repairs
 - Discussion/Summary: Kathi reported that she had spoken with Swim TLC and they would be starting the pump switch and repairs.
 - Board Decision: N/A
 - Action: N/A

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:50 p.m.