

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

APRIL 21, 2008

CALL TO ORDER

The meeting was called to order at 7:10 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

APPROVAL OF PREVIOUS MINUTES

The minutes from the March meeting were approved unanimously with the following change: Under Social Committee, change April 24 to April 26.

COMMITTEE REPORTS

Recreation Committee – Tim reported that the new lounge chairs have arrived and will be stored until the old chairs are removed from the pool area. The chairs will be advertised on the website for \$20 a chair to be picked up on clean up day. Tim also reported the basketball hoop and hockey net also need to be replaced and will have that done.

Architectural Control Committee – There were two approvals given, one for an addition at 540 Sapphire and one for a deck at 5810 Granite Way.

Landscape Committee – There were several lots discussed. The actions required for each of the lots are as follows: 780 Sapphire, \$20,000.00 escrow is required to bring the landscaping up to the community standards; 830 Sapphire, main screening trees have died and will need to be replaced; 680 Sapphire has installed a trampoline with out approval, will receive letter requiring the tramp be removed until approval given; 1033 Annabar has removed their swing set; 1289 Diamond Ridge Circle has a trampoline that must be screened or removed; 1530 Amber Ct. has installed a dog run without approval, will receive letter requiring the dog run be removed until approval granted; 590 Sapphire must move trampoline off property line, will also be given committee members names; 1745 Moonstone, 6411 Sand Rose Ct, and 1533 Amber Ct. will receive letters stating that they must have an approved landscaping plan that must be completed by June 15.

Social Committee – Peggy wanted to thank Angela Strickler for the newsletter that was just mailed. Angela also reported on the upcoming activities: clean up day, April 26, adult dinner at

the pool, \$25 per couple July 12, and the kids pool party July 19. Angela also reported that she is working on swimming lessons and a lifeguard in cooperation with Swim TLC.

MANAGER'S UPDATE

Financials – The Board reviewed the Financials for the month of March. Peggy had one question about the \$25.00 credit in the miscellaneous category.

Covenant Violations – The covenant violation report was tabled until the May meeting.

Grounds – Lynn Conroy reported that she is working with Douglas County Maintenance on bids for flowers for the front entrance. Lynn stated that she requested that there be more flowers added over and above what was planted last year. Lynn has also requested a bid for flowers throughout the center island. Once the bid is received, Lynn will forward it to the board for their review and decision.

OLD BUSINESS

- Issue: Multi-year Project Improvement Plan
 - Discussion/Summary: Al reported that he will be putting a committee together around the end of May.
 - Board Decision: N/A
 - Action: N/A

NEW BUSINESS

- Issue: Diamond Ridge Fence Repair
 - Discussion/Summary: Peggy informed the board that Dan Conroy has solicited bids as well as submitted a bid to repair the three rail fence. Peggy asked the board to review the bids and select a contractor to do the repairs.
 - Board Decision: Al made a motion and Kevin seconded the motion to accept Dan's bid for \$2,305 for fence repairs. The vote was unanimous.
 - Action: N/A

- Issue: Repairs to Front Entrance
 - Discussion/Summary: Peggy reported that the utility companies that have done damage to the front entrance landscaping have been very cooperative in making the necessary repairs. It was also suggested that since the lighting repairs were a direct result of damage done by Xcel that the bill be submitted to them for reimbursement.
 - Board Decision: N/A
 - Action: Kevin will discuss the bill with Xcel when he discusses the tree issue with them

- Issue: Clean up of Brookwood Property
 - Discussion/Summary: Peggy reported that she has been in contact with the Town of Castle Rock regarding issues with Brookwood. She has also contacted the Brookwood owner to discuss resolving issues. Peggy requested that a board member follow up with Brookwood while she is unavailable to do so.
 - Board Decision: N/A
 - Action: Kevin volunteered to do the follow up.

- Issue: Town Hall Meeting # 2 - Agenda
 - Discussion/Summary: Peggy informed the board that the next town hall meeting would be July 14 and requested that everyone be thinking of topics to address for the homeowners.
 - Board Decision: N/A
 - Action: N/A

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:45 p.m.