

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

JULY 21, 2008

CALL TO ORDER

The meeting was called to order at 7:45 p.m. Board Members in attendance were Peggy Cottrell, Al Link, Kevin Raasch, and Steve Knight. In attendance from MSI, LLC was Kathi Burdess.

OPEN FORUM

Mark and Christine House were present to request that the \$100.00 fine for the unsightly trash dumpster be waived. Mark explained that the dumpster would be pulled out no later than August 4th, and asked if that would be sufficient for the fine to be waived. The Board agreed to waive the fine if the dumpster was gone by the date indicated.

Steve Parry attended the Board meeting to discuss a project to build three to four homes adjacent to the homes on Sapphire and Rose Quartz. The Board expressed concern about the route the construction traffic would use to get to and from the project and stated that the traffic would not be allowed to come through Diamond Ridge.

APPROVAL OF PREVIOUS MINUTES

The minutes from the June meeting were approved unanimously.

COMMITTEE REPORTS

Recreation Committee – The new umbrellas have been purchased and the basketball rims replaced.

Architectural Control Committee – No Report

Landscape Committee – The following addresses were discussed: 1530 Amber Court, the dog run needs to be screened; 590 Diamond Ridge Circle, no plan submitted for trampoline, send No ACC letter, has not complied with first half of plan to plant trees, letter will wait until Al gives update; 836 Diamond Ridge Circle, the plan is approved minus swing set, monitor tree planting until October 15; 6633 Diamond Ridge Parkway needs to plant more trees around trampoline and play structure; and 5420 Sunstone Lane has installed a trampoline without approval, send No ACC letter

Social Committee – Peggy extended a big Thank You to Angela for all the work she put into the adult social event. It was a great success, as was the family picnic. There is an outdoor movie night scheduled August 8 in the tennis courts. Angela requested a budget of \$75.00 for snacks. She is also looking at a Thursday evening in December for the Christmas party.

MANAGER'S UPDATE

Financials – The Board reviewed the Financials for the month of June. The Financials were reviewed. The Board requested that the Smith Barney statements also be included with the financials. The Board also requested that Douglas County Maintenance be contacted about overbilling the weed/fert portion of the contract..

Covenant Violations – 590 Sapphire homeowner sent letter to Board requesting fine for trailer be waived. The matter was tabled to allow the homeowner to attend a meeting to discuss the matter with the Board.

OLD BUSINESS

- Item: Multi-year Project Improvement Plan
 - Discussion/Summary: The meeting was held.
 - Board Decision: Nothing at this time.
 - Action: None needed.

- Item: Clean Up of Brookwood Property
 - Discussion/Summary: This is an ongoing issue that needs to be monitored closely.
 - Board Decision: Nothing at this time.
 - Action: None needed.

- Item: 6411 Sand Rose Court
 - Discussion/Summary: None
 - Board Decision: This matter was discussed in Executive Session.
 - Action: The Board is deferring to legal counsel.

NEW BUSINESS

- Item: Pool Access
 - Discussion/Summary: None at this time.
 - Board Decision: Tabled until August.
 - Action: Tabled.

- Item: Grounds Contract
 - Discussion/Summary: The grounds contract was discussed.
 - Board Decision: Send out bids for the upcoming year and request it be a multi-year contract.
 - Action: Send out grounds bids.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be August 18, 2008.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:40 p.m.