

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

AUGUST 18, 2008

CALL TO ORDER

The meeting was called to order at 7:00 p.m. Board Members in attendance were Peggy Cottrell, Al Link, Norma Akers, Kevin Raasch, 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 July 2008 meeting were approved unanimously.

COMMITTEE REPORTS

Recreation Committee – Al made a motion, Steve seconded to go ahead with the tennis court fence repairs.

Architectural Control Committee – One homeowner has submitted request for pool.

Landscape Committee – A design review request from 590 Sapphire was received. The committee will check on the size of the trees that were in the request. 680 Sapphire--committee will meet with homeowner, is willing to paint the play structure and needs to install trees. 836 Diamond Ridge Circle, the committee will check to see if the trees are adequate. 1530 Amber Court, dog run has been approved after trees have been installed. 6633 Diamond Ridge Parkway, trees will be added when the weather cools down. 663 Sapphire has installed a chicken wire fence on the side of the house. A violation letter will be sent.

Social Committee – The outdoor movie night was a success, another date is being planned. The Christmas party has been scheduled and a host location secured. Angela requests that the community choose a favorite charity to donate to in conjunction with the holidays.

MANAGER'S UPDATE

Financials – The Board reviewed the Financials for the month of July 2008. The Financials were reviewed. Peggy had a question regarding the \$1,508 charge in the community category. Kathi stated she would pull the invoices and get back to Peggy with an answer.

Covenant Violations – The Violation Log as reviewed. A request was made to check with the attorney on the status of 500 Sapphire.

OLD BUSINESS

- Item: Multi-year Project Improvement Plan
 - Discussion/Summary: The name has been changed to the Diamond Ridge Value Committee. Al reported that the committee has been divided into three subcategories: Pool/clubhouse; Preserve; and the Front entrance/infrastructure.
 - Board Decision: None needed.
 - Action: None needed.

- Item: Clean Up of Brookwood Property
 - Discussion/Summary: Peggy reported that the front wall has collapsed and the owners will need to make repairs. She will also contact the property representative to have the dead trees removed.
 - Board Decision: None needed.
 - Action: None needed.

- Item: 6411 Sand Rose Ct.
 - Discussion/Summary: An agreement has been reached to plant trees.
 - Board Decision: The Board will follow up to see the status of the planting.
 - Action: Follow up with homeowner.

- Item: Pool Access
 - Discussion/Summary: The Board will begin looking into systems that will allow the association to control the access to the pool.
 - Board Decision: None needed.
 - Action: Investigate vendors.

NEW BUSINESS

- Item: Budget
 - Discussion/Summary: The budget was discussed. Kathi asked the Board if they wanted to add line items pertaining to the clubhouse since it has now been turned over to the Association.
 - Board Decision: The Board requested that this item wait until the subcommittee for the Diamond Ridge Value Committee determines how to move forward with the clubhouse.
 - Action: Board will get back to Kathi with line items after the committee meets to discuss how to move forward with the clubhouse.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be September 15, 2008.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:45 p.m.