

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

SEPTEMBER 15, 2008

SUBJECT TO BOARD APPROVAL

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

Monty Peterson was present to discuss a fine he received for storing wood. After an explanation and discussion period with the Board, the Board agreed to waive the last fine assessed.

APPROVAL OF PREVIOUS MINUTES

The minutes from the August 2008 meeting were approved unanimously.

COMMITTEE REPORTS

Recreation Committee – Tim reported that the pool season is over. There will be an investigation into security systems for the pool/court areas. The Board also reviewed the bids to repair the tennis court fence and unanimously agreed to have R & P Fence Company make the repairs.

Architectural Control Committee – There was one approval for a swimming pool.

Landscape Committee – The following addresses were discussed:

- 6798 Diamond Ridge Parkway have added a swing set must submit a plan, a letter will be sent requesting a plan.
- 6786 Bronzite Way must submit a plan for their landscaping, a letter will be sent requesting a plan.
- 836 Diamond Ridge Circle the trees in front are not large enough, they must be replaced with larger trees, a swing set has been added, must be screened, the weeds along the side of the property must be cleaned up.
- 531 Sapphire have removed the metal swing set and added trampoline, need a plan, the committee is working with the owners.
- 590 Sapphire homeowner is burying the trampoline, Greg will revisit and monitor where the trees will be planted.

- 663 Sapphire the temporary fence has been removed, but a wrought iron fence has been erected to test whether to put in a patio, a letter will be sent requesting a plan.
- 680 Sapphire the trampoline needs to be screened with trees a letter will be sent.
- 780 Sapphire have not submitted a plan, Dan stated he would get the plan from the owner.

Social Committee – Angela reported that there will be another movie night on October 3rd and the Christmas party is scheduled for December 6th. She is looking for volunteers to assist.

MANAGER’S UPDATE

Financials – The Board reviewed the Financials for the month of August 2008. The Financials were discussed and the questions that Norma sent in were answered satisfactorily.

Covenant Violations – The log was reviewed. The following addresses need letters:

- 830 Sapphire to replace the dead tree removed.
- 1289 Diamond Ridge Circle trampoline needs to be removed or a plan submitted to screen.
- 6371 Diamond Ridge Parkway temporary fence must be removed or submit a plan for it.
- 6695 Diamond Ridge Parkway lawn, bushes and trees all dead need letter.
- 5423 Sunstone Lane has dead tree in back yard.
- 1033 Annabar has 2 dead trees.

OLD BUSINESS

- Item: Diamond Ridge Value Project
 - Discussion/Summary: Sub-committees are in process of coming up with suggestions for each of their areas.
 - Board Decision: None at this time.
 - Action: None at this time
- Item: Clean Up of Brookwood Property
 - Discussion/Summary: A property manager has been appointed to take care of issues with the property. The retaining wall along Crowfoot Valley Road will be done by the end of October.
 - Board Decision: None at this time.
 - Action: None at this time.
- Item: Pool Access
 - Discussion/Summary: Over the winter systems will be investigated to determine the best system to install at the pool/tennis courts.
 - Board Decision: None at this time.
 - Action: None at this time.

NEW BUSINESS

- Item: Budget 2009
 - Discussion/Summary: The Board reviewed the initial budget. Kathi stated that there would be additional expenses not accounted for in the budget which may increase the per-quarter assessment slightly more than is on the initial budget. The Board stated they would review the budget and provide changes they may have.
 - Board Decision: None at this time.
 - Action: Kathi will revise the budget and send it back out for further review.

- Item: Grounds Contract 2008-2009
 - Discussion/Summary: The Board reviewed the bid summary sheet and after a discussion period elected to stay with Douglas County Maintenance and Repair (DCMR).
 - Board Decision: The Board approved a new contract with DCMR.
 - Action: Kathi will notify contractor.

- Item: Trash Contract
 - Discussion/Summary: Kathi explained that the trash contract would be expiring in December.
 - Board Decision: The Board requested the contract be bid out.
 - Action: Kathi will send out bids.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be October 20th.

ADJOURNMENT

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