

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

OCTOBER 20, 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, and Kevin Raasch. 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 September 2008 meeting were approved unanimously.

COMMITTEE REPORTS

Recreation Committee – The tennis court cracks have been repaired.

Architectural Control Committee – Nothing new to report.

Landscape Committee – 663 Sapphire has submitted a request for an iron fence and plantings. 6371 Diamond Ridge Parkway must take down the temporary fence. 590 Sapphire is burying their trampoline and creating a berm and they are also moving the play set and adding trees. 6798 Diamond Ridge Parkway has submitted a plan. A letter was reviewed from 6695 Diamond Ridge Parkway asking for an extension to re-do their lawn. The Board agreed to the extension providing it was in by April 30, 2009 or violation would continue. A letter will be written to the homeowner stating the deadline. 531 Sapphire must submit a plan for additional trees since the trampoline has been moved.

Social Committee – A children's holiday party has been scheduled and the budgeted request is \$200.00. The Board unanimously agreed to a \$100.00 budget. The Christmas Party is on schedule and Lynn Conroy requested that she be allowed to purchase glass ware for the party to use each year instead of renting them and would keep it within the budget. She volunteered to store them during the year. The Board agreed unanimously.

MANAGER'S UPDATE

Financials – The Board reviewed the Financials for the month of September 2008. The Financials were discussed.

Covenant Violations – The Covenant Log was reviewed. A request was made to send a letter to 832 Diamond Ridge Circle to remove the trash dumpster and portable toilet or provide a schedule of construction completion.

OLD BUSINESS

- Item: Diamond Ridge Value Project
 - Discussion/Summary: The Committees are moving forward with discussions and the next meeting is being scheduled.
 - Board Decision: None at this time.
 - Action: None at this time.

- Item: Clean Up of Brookwood Property
 - Discussion/Summary: This is an ongoing issue; and the highest priority is getting the retaining wall at the front entrance installed before more of the hillside washes away.
 - Board Decision: None at this time.
 - Action: None at this time.

- Item: Pool Access
 - Discussion/Summary: This will be a topic of discussion throughout the next two months with a presentation at the Annual meeting in January.
 - Board Decision: None at this time.
 - Action: None at this time.

- Item: Budget
 - Discussion/Summary: The Board reviewed the budget and made several changes.
 - Board Decision: The Board requested that the changes be made and emailed to them to review prior to the end of the month.
 - Action: MSI will redo the budget and send it back to the Board for review and approval.

- Item: Grounds Contract
 - Discussion/Summary: Peggy reported that she had gone back to Douglas County Maintenance and Repair and requested the contract price be renegotiated. The contract price was renegotiated to the 2008 price.
 - Board Decision: The Board accepted the contract at the 2008 pricing.
 - Action: MSI will finalize the revised information to Account.

NEW BUSINESS

- Item: Trash Contract
 - Discussion/Summary: MSI presented a new contract from Waste Management and Suburban Waste.
 - Board Decision: After review the Board made a decision to stay with Suburban Waste.
 - Action: MSI will process the contract to the vendor.

- Item: Budget Ratification Meeting
 - Discussion/Summary: The budget meeting was discussed.
 - Board Decision: The Board decided to hold the meeting in December.
 - Action: The meeting will be scheduled for December.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be November 17, 2008.

ADJOURNMENT

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