

# DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

NOVEMBER 17, 2008

### CALL TO ORDER

The meeting was called to order at 7:00 p.m. Board Members in attendance were Peggy Cottrell, Norma Akers, Kevin Raasch, and Steve Knight. In attendance from MSI, LLC was Kathi Burdess.

### OPEN FORUM

There were no homeowners present for open forum.

### APPROVAL OF PREVIOUS MINUTES

The minutes from the October 2008 meeting were approved unanimously.

### COMMITTEE REPORTS

Recreation Committee – The tree has been removed from the pool area. The tennis court cracks and the fence were repaired.

Architectural Control Committee – Mike Dambeck was present to discuss the submittals. 5962 Jade Court has submitted plans for a sunroom. 540 Sapphire is doing landscaping without approval; therefore, a letter will be sent requiring the homeowner to submit a plan.

Landscape Committee – Nothing to report.

Social Committee – Angela has resigned from the committee. The Board would like to request she reconsider her decision and Peggy will revisit with her about staying on the committee.

### MANAGER'S UPDATE

Financials – The Board reviewed the Financials for the month of October 2008. The Financials were accepted with no questions.

Covenant Violations – The covenant violation log was reviewed.

## **OLD BUSINESS**

- Item: Diamond Ridge Value Project
  - Discussion/Summary: Al was not present to provide an update.
  - Board Decision: No Board decision was needed.
  - Action: No action was needed.
  
- Item: Clean up of Brookwood Property
  - Discussion/Summary: The main issue is the retaining wall that must be completed. The Town of Castle Rock will be contacted for assistance to have the wall completed.
  - Board Decision: Castle Rock is to be contacted.
  - Action: Contact with Castle Rock is to be made.
  
- Item: Pool Access
  - Discussion/Summary: Brochures for new card key systems were given to the Board to review and decision to see if this is something they wish to implement for the 2009 pool season.
  - Board Decision: No Board decision was needed.
  - Action: No action was needed.
  
- Item: Budget
  - Discussion/Summary: The revised budget was reviewed and accepted.
  - Board Decision: Peggy made a motion; Norma seconded the motion to approve the 2009 budget for \$294.00 per quarter.
  - Action: The budget approved. Kathi will finalize in the MSI system and send the approved budget with the Annual/Budget Ratification meeting notice.

## **NEW BUSINESS**

- Item: No New Business was discussed.

## **NEWSLETTER ITEMS**

- No Newsletter Items were discussed.

## **NEXT MEETING DATE, TIME & LOCATION**

The next meeting will be the Budget Ratification/Board meeting on December 12, 2008.

## **ADJOURNMENT**

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