

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

DECEMBER 15, 2008

CALL TO ORDER

The meeting was called to order at 7:05 p.m. Board Members in attendance were Peggy Cottrell, Al Link, and Kevin Raasch. In attendance from MSI, LLC was Kathi Burdess.

OPEN FORUM

Larry Gomez and Dan and Lynn Conroy were present at the meeting.

APPROVAL OF PREVIOUS MINUTES

The minutes from the November 2008 meeting were approved unanimously.

COMMITTEE REPORTS

Recreation Committee – Nothing to report.

Architectural Control Committee – The sunroom submittal at Jade Court was denied.

Landscape Committee – 6693 Diamond Ridge Parkway must replace the dead tree and add additional trees to their landscaping.

Social Committee – There is currently no chairperson for the Committee. The holiday party was a success.

MANAGER'S UPDATE

Financials – The Board reviewed the Financials for the month of November 2008. The Financials were reviewed. There were several questions that had been emailed prior to the meeting and the items questioned were the water bill and the increased cost, grounds maintenance, grounds repair and tennis court repairs. The items were researched prior to the meeting and the following was discovered: regarding the water bill the amount allocated to the association per the Town of Castle Rock is much less than water used, in addition, there was a sprinkler line break during the time in question. Grounds Maintenance payments had been doubled up, but have been corrected with the grounds contractor. The Grounds Repair Other expense was for the tree that was removed at the pool. The tennis court maintenance had two invoices for \$1,500.00; one was to repair the cracks in the court and the other was to repair the fence that had been vandalized. Another question in review is why the association had to pay taxes.

Covenant Violations – The Covenant Log was reviewed. Letters were requested to be sent for 832 Diamond Ridge Circle for the port-a-potty and dumpster, and 843 Diamond Ridge Circle for the construction debris on the property and the lack of a landscape plan.

OLD BUSINESS

- Item: Diamond Ridge Value Project
 - Discussion/Summary: The project has been prioritized into three areas, 1) Road Safety/Entrance; 2) Clubhouse; and 3) Path.
 - Board Decision: None needed.
 - Action: None needed.

- Item: Clean up of Brookwood Property
 - Discussion/Summary: It was noted that the property owners are not being cooperative.
 - Board Decision: None at this time.
 - Action: None at this time.

- Item: Pool Access
 - Discussion/Summary: This has been assigned to the Recreation Committee.
 - Board Decision: None at this time.
 - Action: None at this time.

- Item: 540 Sapphire
 - Discussion/Summary: The follow-up letter responding to the homeowner's communication was reviewed and approved by the Board via email and the letter had been mailed the week prior. No further communication has been received from the owner in response to the letter.
 - Board Decision: The Enforcement Policy will be followed.
 - Action: The next letter is to be sent in accordance with the Enforcement Policy.

NEW BUSINESS

- Item: Annual Meeting
 - Discussion/Summary: Kathi reported that the dates available for the Annual meeting are January 27th or January 28th.
 - Board Decision: January 27th was chosen as the date for the Annual meeting.
 - Action: Notice will be sent announcing date of meeting.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be the Annual meeting January 27, 2009.

ADJOURNMENT

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