

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

FEBRUARY 23, 2009

CALL TO ORDER

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

OPEN FORUM

There were no homeowners present during Open Forum.

APPROVAL OF PREVIOUS MINUTES

The minutes from the December 2008 meeting were approved with no changes. The January meeting minutes will be approved at a later date..

COMMITTEE REPORTS

Recreation Committee – Tim reported that he is working on the gate access issue for the pool season. Peggy passed out information on the Virginia Graeme Baker Act for pools and wanted to make sure the Association was in compliance with the Act. MSI reported that Warren Ross from Swim TLC responded that both the spa and pool have 2 main drains so the only item that needs to be done is to replace the drain covers in both. The spa covers will cost \$228.00 per cover and the pool covers will cost \$178.00 per cover. Warren will be ordering soon so the covers will be in by the time the pool opens.

Architectural Control Committee – There was no report.

Landscape Committee – 540 Sapphire is in process, the homeowners has been notified that the berm, dead trees and fence must be removed. 780 Sapphire is still a work in progress, 871 Diamond Ridge Circle has stone in scrub oak that needs to be cleaned up, 1289 Diamond Ridge Parkway has installed play set and trampoline, no approval, letter will be sent.

Social Committee – There is no chair person for the Committee yet.

MANAGER'S UPDATE

Financials – The Board reviewed the Financials for the month of January 2009. The Financials were discussed and Norma requested that other methods of investment be investigated to keep the money working for the Association with the best rate that can be achieved. Steve stated that he would follow up with an individual that advises municipalities how to invest..

Covenant Violations – 843 Diamond Ridge Circle still needs to clean up the lot and submit a landscape plan, 832 Diamond Ridge Circle has not cleaned up any of the items requested, a covenant lien will be filed to ensure compliance.

OLD BUSINESS

- Item: Diamond Ridge Value Project
 - Discussion/Summary: The project has slowed down at the present time, but will pick up again in a couple of months.
 - Board Decision: None at this time.
 - Action: None at this time.

- Item: Cleanup of Brookwood Property
 - Discussion/Summary: Nothing has been done to date; Peggy will follow up.
 - Board Decision: None at this time.
 - Action: None at this time.

- Item: Pool Access
 - Discussion/Summary: This item is being handled by the Tim Herring head of the Recreation Committee.
 - Board Decision: None at this time.
 - Action: None at this time.

NEW BUSINESS

- Item: Pool Opening
 - Discussion/Summary: The pool will follow the standard opening of Memorial Day weekend and closing on Labor Day. The Board did request that the pool be opened on the Friday before.
 - Board Decision: Pool opening will stay in the standard parameters.
 - Action: None at this time.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be March 16, 2009.

ADJOURNMENT

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