

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

APRIL 20, 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, and Kevin Raasch. In attendance from MSI, LLC was Kathi Burdess.

OPEN FORUM

Mark House of 843 Diamond Ridge Circle was present to discuss the violation letters received regarding his property. The items were unsightly storage of construction materials (crates of stone) and not submitting his landscape plan. Mark spoke with Greg Miller from the Landscape Committee and stated that he will have his landscaping plan to Greg within the next two weeks.

APPROVAL OF PREVIOUS MINUTES

The minutes from the March 16, 2009 Board of Directors Meeting were approved unanimously.

COMMITTEE REPORTS

Recreation Committee – Tim reported on the keyless system for the pool/tennis court access he researched and gave the Board two options; 1.) Trilogy system for \$9,200.00 and 2.) Schlage system for \$9,910. After discussing the merits of both systems, a motion was made and seconded to accept the Schlage system. The vote was unanimous. The gate will have to be modified to change the direction it opens, reinforced, an arch added, and screened to avoid being opened by reaching over the gate. The cost of modifying the gate is \$1,800.00 and is included in the total price for the system chosen. Tim also recommended adding cameras to the area to deter fence jumping. The suggestion was unanimously accepted. The cost for the cameras was \$650.00.

Architectural Control Committee – There was one request from Al Link to modify his home to accommodate wheelchair access. The request was approved.

Landscape Committee – 6786 Bronzite Way submitted his landscape plan for approval. The plan was approved and should be complete by end of June. 5962 Jade Court submitted plan to extend the back patio which was also approved.

Social Committee – John submitted the proposal from the Social Committee outlining the parties for the year complete with dollar amount expected to spend at each event. If the amount allocated to an event is not spent, it will be rolled into the budget for the holiday party. The Board unanimously approved the proposal.

MANAGER'S UPDATE

Financials – The Board reviewed the Financials for the month of March. The Financials were reviewed. Norma questioned the expenses for water, gas, and electricity and why there was such a large difference between the budgeted amount and the actual. MSI explained that the amount budgeted was divided equally among the months rather than as usage dictates and would change that for the upcoming budget season.

Covenant Violations – The Covenant violations were briefly discussed. A Covenant lien was put on for 500 Sapphire for the landscaping. A demand letter was sent to 832 Diamond Ridge Circle.

OLD BUSINESS

- Item: Diamond Ridge Value Project
 - Discussion/Summary: On hold.
 - Board Decision: None at this time.
 - Action: None at this time.

- Item: Clean up of Brookwood Property
 - Discussion/Summary: None at this time.
 - Board Decision: None at this time.
 - Action: None at this time.

- Item: Pool Access
 - Discussion/Summary: The Board would like to have the system installed by the time the pool opens at the end of May.
 - Board Decision: Schlage system presented by Tim in the Recreation Committee report was accepted.
 - Action: None at this time.

NEW BUSINESS

- Item: Management Agreement
 - Discussion/Summary: The Board excused MSI from the discussion.
 - Board Decision: None at this time.
 - Action: None at this time.

NEWSLETTER ITEMS

No newsletter items discussed at this time.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be on May 18, 2009.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:00 p.m.