

# DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

May 18, 2009

### CALL TO ORDER

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

### OPEN FORUM

There were no homeowners present.

### APPROVAL OF PREVIOUS MINUTES

The minutes from the April meeting were approved with the following change: Add: John Colombi to Board members present; under Old Business, add Common Area Landscape/Maintenance.

### COMMITTEE REPORTS

Recreation Committee/Pool Access – Tim reported there were issues with the gate, but would have everything resolved by Friday. The key cards will be handed out Saturday at the pool. Homeowners who are not current on their assessments will not be allowed to pick up the cards. The Board discussed how to keep up to date with homeowners who were delinquent and those who brought their account current. After a discussion period, Steve made a motion, Peggy seconded to allow a grace period of 30 days from date assessment is due before key cards are deactivated. The vote was unanimous.

Architectural Control Committee – 6792 Bronzite Way submitted a plan to enlarge their deck, the plan was approved.

Landscape Committee – 540 Sapphire, berm height approved and the project is moving forward. 590 needs process to move forward. 843 Diamond Ridge Circle first phase will be completed by June 30<sup>th</sup> with the second phase complete by August 31<sup>st</sup>. 6786 Bronzite Way has a completion date June 30<sup>th</sup>. A guideline for xeriscaping needs to be made available to homeowners and homeowners have been inquiring about gardens and fencing. Check original covenants for guidelines.

Social Committee – The clean up day was successful. Next year it was suggested to organize by blocks. The activities scheduled, clean up day, and pool opening party are under budget. The adult summer social will be \$50.00 per couple. All money budgeted but not used for each event will be rolled into the budget for the Holiday party.

## **MANAGER'S UPDATE**

Financials – The Board reviewed the Financials for the month of April 2009. There was one question from Norma and she wanted to see where the ending cash balance was in relation to the Smith Barney statements.

Covenant Violations – The log was reviewed.

## **OLD BUSINESS**

- Item: Diamond Ridge Value Project
  - Discussion/Summary: Steve reported that the first priority would be the overall theme of the community, focusing on the entrance and exits. Second priority is the clubhouse and third the Preserve. Members of the Committee will visit stone suppliers, look at their books of projects done for ideas and bring those back to share with the Board for review and selection. Once that has been completed, a contractor will be contacted and a budget put together.
  - Board Decision: None at this time.
  - Action: None at this time.
  
- Item: Cleanup of Brookwood Property
  - Discussion/Summary: The property has been sold and the name changed to Timber Ridge.
  - Board Decision: None at this time.
  - Action: None at this time.
  
- Item: Common Area Landscape/Maintenance
  - Discussion/Summary: Lynne reported that Douglas County Maintenance and Repair will be replacing the sod that the Town plows damaged; they have ordered the flowers for Rhanda Raasch and the group that will be planting them.
  - Board Decision: None at this time.
  - Action: None at this time.

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

The next meeting will be June 15, 2009.

## **ADJOURNMENT**

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