

# DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

June 15, 2009

### 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 John Colombi. In attendance from MSI, LLC was Kathi Burdess.

### OPEN FORUM

Brian Weber was invited to attend the meeting to discuss options for the traffic calming island designs. Brian is a Landscape Architect and Architect and has extensive experience working with Municipalities on similar issues. He presented a proposal to Kevin that will be forwarded to the Board for review. The Town has set aside \$80,000 for the project and any additional cost for enhanced islands will be an Association expense. The Town is willing to work with the Association on the design of the islands. The Board will review the proposal and determine whether to accept the proposal and move forward.

### APPROVAL OF PREVIOUS MINUTES

The minutes from the May 2009 meeting were approved unanimously with no changes.

### COMMITTEE REPORTS

Recreation Committee/Pool Access – Tim reported the key card project was completed and was \$263 under budget. There has been some concern from residents about people being in the pool late at night and creating noise for the surrounding neighbors. The issues were discussed and a motion was made that all key card recreational facilities will be closed to all Diamond Ridge Estate residents between the hours of 12:00 a.m. and 6:00 a.m. seven days a week. The vote was unanimous. Tim also reported that a bike rack (for 8 bikes) was being purchased and installed in the first parking space next to the large pine tree. If the bikes exceed capacity, a second rack will be considered.

Architectural Control Committee – 1255 Diamond Ridge Circle had an addition approved.

Landscape Committee – 540 Sapphire appears to be installing a fence that exceeds the 4' height approved. 1691 Moonstone submitted plans to widen their driveway and install new flower bed in front and was approved. 1551 Amber Ct. submitted plans to add water feature, gazebo and fireplace in back yard and was approved. The owner of 6792 Bronzite submitted changes to rear landscaping and patio and were approved. At 500 Sapphire work should begin soon to update the original plans for landscaping. 829 Diamond Ridge Circle submitted for a new entry

and planting bed and were approved. It was noted that the landscaping at 843 Diamond Ridge Circle is in process.

Social Committee – the pool opening party was a success and came in under budget. The next events will be a movie night in July, a family pool party, and adult summer social in August.

Landscape Maintenance – Lynn reported that the flowers have been planted, the water feature is running but with only one line as there is a leak that has not been found yet. The common areas were mowed but not very well and Lynn stated she will contact the vendor.

### **MANAGER'S UPDATE**

Financials – The Board reviewed the Financials for the month of May 2009. Norma emailed questions regarding the bad debt write off and the legal fees being over budget. The bad debt write-off was fines and late fees associated with a legal settlement. MSI sent a breakdown of where the legal fees were spent with the majority spent on covenant liens for landscaping issues. Norma will get together with Kathi in late July to discuss how to budget for 2010.

Covenant Violations – 650 Sapphire installed a patio cover that had previously been denied. A letter was sent to the owners requesting plans be submitted and if any portion of the plan denied the owners would be responsible to rework the patio cover. The owner of 590 Sapphire has removed the trampoline; but has not removed the pile of dirt or filled in the hole created for the trampoline. Another letter will be sent to the owner. The owner of 1289 Diamond Ridge Circle has been in contact and has received another letter regarding the trampoline.

### **OLD BUSINESS**

- Item: Diamond Ridge Value Project
  - Discussion/Summary: Kevin reported that Steve had visited several stone companies and Telluride Stone Co. was the most cooperative. They provided a brochure with samples and offered to put the Association in touch with designers to assist with a theme/design for the community.
  - Board Decision: None at this time.
  - Action: None at this time.
- Item: Cleanup of Timber Ridge Property
  - Discussion/Summary: Peggy has been in touch with the owner regarding the issues.
  - Board Decision: None at this time.
  - Action: None at this time.

### **NEW BUSINESS**

- Item: Dog Attack
  - Discussion/Summary: A homeowner's dog was attacked by a neighbor's dog. The dog that attacked was a 180 pound Mastiff and escaped from his yard. The dog that was attacked was a small 16 pound dog on a leash. The owner of the offending dog was

cited by the Town of Castle Rock and the dog was quarantined for 10 days for observation. The Association addressed the issue with the owner and stated very strongly that this will not be tolerated in the community and wanted assurances that the owner would be taking appropriate measures to ensure it does not occur again. The Association was assured that measures would be taken to make sure the dog was contained.

- Board Decision: None at this time.
- Action: None at this time.

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

The next meeting will be July 20, 2009

### **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 9:50 PM.