

# DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

July 20, 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, Kevin Raasch and John Colombi. In attendance from MSI, LLC was Kathi Burdess.

### OPEN FORUM

There were no homeowners present for open forum.

### APPROVAL OF PREVIOUS MINUTES

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

### COMMITTEE REPORTS

Recreation Committee/Pool Access – Tim reported the following items: 1) the bike rack was ordered; 2) the pool hours on the key card system were changed; 3) there is a gap in the tennis court gate that allows people to reach their hand in to open the gate however, a bar can be welded to stop this for \$150; 4) the spa pump is still not working; and 5) there is a leak in the pool boiler. Dan Conroy stated that the repair should be under warranty as the boiler is not yet 5 years old. Peggy requested that MSI check into the warranty.

Architectural Control Committee – There was no report.

Landscape Committee – 1289 Diamond Ridge Circle is in the process of removing the trampoline. 6798 Diamond Ridge Parkway will be adding trees to screen the swing set and will paint the slide green. The Board requested that a letter be sent giving the owner 30 days to respond with plans and the date the trees will be installed. 6786 Bronzite is to be sent a letter stating that the landscape is past the 90 day deadline and needs to be completed. 843 Diamond Ridge Circle landscaping is progressing, but is past the 90 day deadline and the weeds and construction material is still in the same location. 1551 Amber Court's landscape plan has been received and approved and will be staged in. 540 Sapphire has cut the pool fence posts to the correct height and is proceeding with the landscaping. 590 Sapphire has filled in the trampoline hole and now needs to screen the swing set. 830 Sapphire has installed a trampoline and the Board requested a letter be sent requesting a landscape plan for year round screening of the trampoline.. 829 Diamond Ridge Circle has completed their landscaping.

Social Committee – Movie night will be July 25, and August 29 is the Adult Social party. All events are coming in under budget and any excess funds will be funneled to the Holiday party.

Landscape Maintenance – Lynn reported that she will be meeting with Douglas County Maintenance & Repair the next day to look at the lights that need repaired, the mowing that has been completed and the waterfall pump at the main entrance that is not working.

## **MANAGER'S UPDATE**

Financials – The Board reviewed the Financials for the month of June 2009. Norma had emailed questions on the credit to the Reserve account. At the meeting Norma asked a question about the Merrill Lynch account charging \$125. The credit to the Reserve account was due to a discount that Tim Herring received for the pool key card system. MSI will investigate the \$125 charge and will advise the Board.

Covenant Violations – Mowing letters are to be sent to: 1548 Amber Ct, 6797 Diamond Ridge Parkway, 1737 Moonstone, 835, 860, 876 and 880 Diamond Ridge Circle. The Board requested the MSI walk the open space with Douglas County Maintenance around 871 Diamond Ridge Circle to assess the damage and needed repairs from the homeowner's ATV's.

## **OLD BUSINESS**

- Item: Diamond Ridge Value Project
  - Discussion/Summary: The project is proceeding slowly and the traffic calming study will be incorporated into the project.
  - Board Decision: No decision needed.
  - Action: No action required by MSI.
- Item: Cleanup of Timber Ridge Property
  - Discussion/Summary: It was noted that the retaining wall has been installed but the dead trees have not been removed. The area needs to be seeded and the wall has not been completed.
  - Board Decision: No decision required.
  - Action: No action by MSI needed.
- Item: Traffic Calming
  - Discussion/Summary: The engineering study was discussed.
  - Board Decision: After much discussion it was realized that the design or modifications required for a suitable and esthetic measure regarding traffic calming have to be in sync with the long term plans of the community and consequently, it is only prudent to merge the two. In addition, it would require considerable upfront expense to the community to design something that would not alleviate speeding or bring more safety to the residents and their families. In light of those two strong reasons, the Board concluded that although the Town of Castle Rock would contribute \$80,000 to the building of the proposal any undertaking at this time would be premature and would carry a high risk of being extraordinarily expensive to the community in the long run.

Therefore, the Board voted on revisiting the problem from a different angle; that is, from the safety perspective and merge the project under the long-term plan. It is understood that continued effort will be made to find the right solution.

- Action: No action by MSI needed.

### **NEW BUSINESS**

- Item: Grounds Bids
  - Discussion/Summary: MSI stated it was time to solicit bids for the 2009-2010 grounds season and asked the Board if they wished to have bids solicited.
  - Board Decision: The Board wishes to have bids solicited.
  - Action: MSI will proceed with soliciting bids for the 2009-2010 grounds season.
- Item: Budget/Reserve Plan
  - Discussion/Summary: A copy of the Reserve plan was provided to the Board for review.
  - Board Decision: The Board will get together to discuss the plan and the upcoming budget.
  - Action: No action by MSI at this time.
- Item: SB-1359
  - Discussion/Summary: The Community Manager explained the new Bill that is effective in August 2009 and noted the cost for the attorney to prepare the policy is \$200-\$300.
  - Board Decision: The Board wishes to have legal counsel prepare the new policy.
  - Action: MSI will notify legal counsel to prepare the new policy.

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

The next meeting will be August 17, 2009.

### **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 9:30 p.m.