

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

August 17, 2009

CALL TO ORDER

The meeting was called to order at 7:30 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

Kevin House from 1548 Amber Ct. was present to request the fine he received for not mowing be waived. Kevin explained that he had complied with the first letter received and felt that the letter received should have been a warning not a fine. He also explained that he has put into place a plan to ensure that the lot stays maintained per the legal documents. Based on the information available to the Board, the Board agreed to waive the fine.

APPROVAL OF PREVIOUS MINUTES

The minutes from the July 2009 meeting were not approved subject to review with the following changes: Under Landscape Committee, 830 Sapphire, change No ACC to a letter be sent requesting a landscape plan for year round screening around the trampoline. 829 Diamond Ridge Parkway should be Circle. Under Traffic Calming, Board Decision, remove all and replace with: The decision made was that 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 the speeding problem 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 \$80K to the building of the proposal any undertaking at this time would be premature and would carry a high risk of being extraordinarily expensive 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.

COMMITTEE REPORTS

Recreation Committee/Pool Access – Tim reported that the bike rack had been installed. The tennis courts were also discussed. There are some severe cracks that should be filled before winter. The discussion also centered around the fact that the fence was part of the reason why the cracks continue to occur around the poles. It was determined that a sport court contractor be contacted to meet Tim to discuss possible rework of the fence and determine if this will solve some of the cracking problems, or if there might be a better way to repair the cracks. The

windscreen was also discussed. It may need repair/replacement if not now, possible next year. It was also requested that Tennis Court Rules be adopted to stop homeowners from bringing in food items that cause residue and/or trash left on the courts.

Architectural Control Committee – There was one submission, 1012 Diamond Ridge Circle wants to put garage addition up.

Landscape Committee – 829 Diamond Ridge Circle has completed their landscaping, however do need to over seed. 6798 Diamond Ridge Parkway needs a letter to ask where they intend to plant the tree to screen the swing set and a timeline for the berm next summer. 843 Diamond Ridge Circle needs letter for the following items: he is 90 days past due with the landscaping, there is still construction material on the property and the weeds need to be removed. The Board requested the letter be sent to them for review prior to it being mailed. 780 Sapphire has discussed installing a 13-14 foot high play set. 590 Sapphire has 10 days to submit a plan to screen the swing set or be assessed a fine.

Social Committee – Movie night was a success. The Adult Social needs at least 50 people to attend in order for it to be held. There was also a request to close off Moonstone in September for a Fall Festival.

Landscape Maintenance – The quote to make necessary repairs to the lights from one contractor was in the range of \$7,000; but there are more bids to come. The quote to seed the bank with wildflowers was around \$900. Douglas County Maintenance and Repair (DCMR) also presented a proposal to replace the dead/dying bushes. Peggy made a motion, Steve seconded to accept the bid. The vote was unanimous. The last item discussed was the bike path as it is in need of repair. Before the repairs will occur, DCMR will have to remove the weeds in the path.

MANAGER'S UPDATE

Financials – The Board reviewed the Financials for the month of July. There were no questions on the financials. Norma requested that a list of legal fees by address be provided.

Covenant Violations – The report was reviewed. There were no questions.

OLD BUSINESS

- Item: Diamond Ridge Value Project
 - Discussion/Summary: The project is currently on hold.
 - Board Decision: None at this time.
 - Action: None at this time.

- Item: Cleanup of Timber Ridge Property
 - Discussion/Summary: The dead trees have been removed. The reseeding still needs to be done. The retaining wall along Crowfoot Valley Road has been completed.
 - Board Decision: None at this time.
 - Action: None at this time.

- Item: Grounds Bids
 - Discussion/Summary: The grounds bids have been sent out. Lynn requested that she meet with the contractors bidding on the job. She also requested that weeding the tennis courts be added to the contract. MSI stated that as soon as the bids were received a summary would be sent to them for review.
 - Board Decision: None needed at this time.
 - Action: None at this time.

- Item: Budget/Reserve Plan
 - Discussion/Summary: No discussion occurred on this item
 - Board Decision: None at this time.
 - Action: None at this time.

NEW BUSINESS

- Item: Pool Key Card Deactivation
 - Discussion/Summary: Concerns were expressed that homeowner key cards were not being activated as quickly as they could be once the payment had been received by MSI. MSI explained that once notified and could verify that a homeowner paid their assessment an email was immediately sent to Tim Herring to notify him that the card could be activated again.
 - Board Decision: Review the process to see if any changes are needed for next year's season.
 - Action: None at this time.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be September 14, 2009

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:15 p.m.