

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

September 21, 2009

CALL TO ORDER

The meeting was called to order at 7:30 p.m. Board Members in attendance were Peggy Cottrell, Norma Akers, and John Colombi. In attendance from MSI, LLC was Kathi Burdess.

OPEN FORUM

Cliff Baker and Bernt Greene were present from Fence Consulting Services to discuss the tennis court fence. A proposal was provided to show the estimated cost of a new fence. Cliff recommended that before any decision regarding the fence was made that tennis court soil samples be analyzed to determine why the tennis court is cracking and stated this process should be the first step to making repairs to the tennis court and fence.

APPROVAL OF PREVIOUS MINUTES

The minutes from the August meeting were approved with no changes.

COMMITTEE REPORTS

Recreation Committee/Pool Access – Tim had invited Fence Consulting Services to attend the meeting to discuss fence options for the tennis court.

Architectural Control Committee – There were two submissions, 1012 Diamond Ridge Circle for a garage addition and 6393 Sand Rose Court a new patio.

Landscape Committee – 780 Sapphire has installed a new play structure that will need to have 2-3 trees added based on the height of the trees planted. A letter will be sent to request that they meet with the Committee to discuss the number of trees needed.

Social Committee –The Adult Social was held and was a success. Moonstone Lane will be closed off next weekend for the Fall Festival. Planning is starting now for the Holiday party.

Landscape Maintenance – The bid from Douglas County Maintenance (DCMR) to plant wildflowers was reviewed and tabled. The bid to redo the lights at the entrance was discussed. The Board requested that Lynn contact the contractor to see what might be put together for \$15,000. The bid from Douglas County Maintenance for culvert cleaning and repair was also discussed. The Board requested that Lynn speak with DCMR to see what cost saving measures can be taken since they have done this repair work more than once.

MANAGER'S UPDATE

Financials – The Board reviewed the Financials for the month of August 2009. There were two questions, one on the pool chemical cost and one on the miscellaneous charge. The questions will be investigated and the answers emailed.

Covenant Violations – The report was not included in the packet but will be emailed to the Board.

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: There was no update or discussion on this topic.
 - Board Decision: None at this time.
 - Action: None at this time.

NEW BUSINESS

- Item: Grounds Contract
 - Discussion/Summary: The grounds bid summary was reviewed and discussion was held.
 - Board Decision: Peggy made a motion that the contract with Douglas County Maintenance and Repair be renewed for the 2009-2010 grounds season. Norma seconded the motion; and the vote was unanimous to renew the contract.
 - Action: Douglas County Maintenance will be notified of the renewal.

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

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be October 20, 2009

ADJOURNMENT

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