

# DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

October 19, 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

Scott Wisehart, 590 Sapphire was present to discuss the Tremolite Project.

### APPROVAL OF PREVIOUS MINUTES

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

### COMMITTEE REPORTS

Recreation Committee/Pool Access – Tim was not present; but is still working on meeting with the Soil Engineer regarding the tennis courts.

Architectural Control Committee – There was no report.

Landscape Committee – The common area behind the Veres at 871 Diamond Ridge Circle has been re-graded and seeded and is being watered.

Social Committee – The Fall Festival was very successful. Volunteer hosts are still needed for the Holiday party. A blast email asking for volunteers will be sent out again. Dan and Lynn Conroy have volunteered to host the party.

Landscape Maintenance – The following proposals were discussed:

Culvert Repairs - The proposal for culvert repair bid from Douglas County Maintenance and Repair for \$2,115 was discussed. A motion made by Peggy to accept but not to exceed the bid amount, Steve seconded the motion. The vote was unanimous.

Holiday Light Proposal – The proposal in the amount of \$2,250 to put up purchase new lights as needed and take down the holiday lights was reviewed. Peggy made a motion to accept the proposal subject to a price negotiation, and not to exceed \$1,500 for the install and \$750 for removal. Steve seconded the motion, the vote was unanimous.

Lighting Proposal – The proposal from Outdoor Lighting Perspectives was reviewed and accepted via email. The Board requested that a check for the 45% down payment be cut as soon as possible so the materials could be ordered and the work begun before winter.

## **MANAGER'S UPDATE**

Financials – The Board reviewed the Financials for the month of September 2009. Norma questioned the pool repair invoices and requested copies of the invoices.

Covenant Violations – There was no discussion on the report.

## **OLD BUSINESS**

- Item: Diamond Ridge Value Project
  - Discussion/Summary: There is a meeting scheduled for Wednesday, October 21, 2009.
  - Board Decision: None at this time.
  - Action: None at this time.
  
- Item: Cleanup of Timber Ridge Property
  - Discussion/Summary: It was noted that one area still needs to be seeded and all will be complete.
  - Board Decision: None at this time.
  - Action: None at this time.
  
- Item: Budget/Reserve Plan
  - Discussion/Summary: The Budget Committee will meet to review the budget and determine changes.
  - Board Decision: None at this time.
  - Action: None at this time.

## **NEW BUSINESS**

- There were no New Business items to discuss.

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

The next meeting will be November 16, 2009.

## **ADJOURNMENT**

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