

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

November 16, 2009

CALL TO ORDER

The meeting was called to order at 7:00 p.m. Board Members in attendance were Norma Akers, Steve Knight, Kevin Raasch, and John Colombi. In attendance from MSI, LLC was Kathi Burdess.

OPEN FORUM

There were no homeowners present.

APPROVAL OF PREVIOUS MINUTES

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

COMMITTEE REPORTS

Recreation Committee/Pool Access – Tim is still working on meeting with the soil engineer regarding the tennis courts.

Architectural Control Committee – There was no report.

Landscape Committee – The approved plans for 6749 Diamond Ridge Parkway were found and reviewed. The homeowner appears to be constructing walls not on the original plan and Greg will contact the owner to review.

Social Committee –A location for the Holiday party was secured, email invites were sent, and hard copies will be mailed this week. The date is December 18, 2009.

Landscape Maintenance – Lynn reported the lights for the front entrance project were on order and the holiday light proposal from Douglas County Maintenance & Repair was accepted. The lights will be installed to light up after Thanksgiving. Lynn has been unable to determine if the culvert work has been done due to the snow.

MANAGER'S UPDATE

Financials – The Board reviewed the Financials for the month of October 2009. Norma questioned the pool maintenance expense in October and the gas, electricity, and water expenses. Kathi explained the pool maintenance expense in October was due to an incorrect bill. The utility bills will be investigated and an email sent once an answer has been determined.

Covenant Violations – There was no discussion on the report.

OLD BUSINESS

- Item: Diamond Ridge Value Project
 - Discussion/Summary: There was no update.
 - Board Decision: None at this time.
 - Action: None at this time.

- Item: Cleanup of Timber Ridge Property
 - Discussion/Summary: It was noted that one last area that 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 was reviewed providing an increase to \$325 per quarter.
 - Board Decision: The budget was approved increasing assessments to \$325 per quarter.
 - Action: A notice will be sent to all owners notifying them of the budget ratification meeting.

NEW BUSINESS

- Item: Budget Ratification Meeting
 - Discussion/Summary: There was a discussion whether to hold the meeting on the regular meeting date, or move it up one week.
 - Board Decision: The meeting date was scheduled for December 14, 7:00 p.m. at the clubhouse.
 - Action: A notice will be sent to all owners notifying them of the meeting.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be the budget ratification meeting December 14, 2009.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:00 p.m.