

# DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

February 22, 2010

### CALL TO ORDER

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

### OPEN FORUM

Jeff Drabing from 1527 was present to observe the meeting.

### APPROVAL OF PREVIOUS MINUTES

The minutes from the December 2009 meeting were unanimously approved with the date change for the Holiday Party from December 28 to December 18.

### COMMITTEE REPORTS

Recreation Committee/Pool Access – Tim reported that the gate to the tennis courts had blown through and needed to be adjusted before it would close properly. Tim also discussed the tennis court cracks and how best to repair them. The Board recommended that the soil report from the Town of Castle Rock be requested and reviewed by an engineer while at the tennis courts to see if a determination can be made as to why the cracks continue to appear along the painted lines.

Architectural Control Committee – Dan Conroy was present and reported that there would be a new house built on the lot at 880 Diamond Ridge Circle. Dan also resigned from the Architectural Control Committee and recommended George Tocquigny to take his place.

Landscape Committee – Greg Miller was not present; but reported that there were no issues. Dan Conroy also resigned from the Landscape Committee.

Social Committee – There is no Social Committee at this time.

Landscape Maintenance – Lynn Conroy reviewed several items as follows: recommended winter watering, setting up a maintenance contract with Outdoor Lighting Perspectives for the new lights that were installed at the front entrance, and adding additional flowers to the front entrance in the spring. Lynn also resigned her position as the Landscape Maintenance liaison.

### MANAGER'S UPDATE

Financials – The financials were reviewed with no questions.

Covenant Violations – The report was reviewed. There was discussion on 832 Diamond Ridge Circle and it was requested that a letter be sent to the new owners asking them to have the lot cleaned. The owner of 1737 Moonstone Lane requested his fines be waived due to financial hardship. The Board discussed the matter and made the decision not to waive the fines.

### **OLD BUSINESS**

- Item: Diamond Ridge Value Project
  - Discussion/Summary: The Committee met to discuss street safety. There were three main items discussed. They were separate pedestrians from cars, slow traffic and enforce the speed limit. This will be an ongoing discussion to find a solution.
  - Board Decision: There is no decision needed at this time.
  - Action: There is no action needed at this time.
  
- Item: Clean Up of Timber Ridge Property
  - Discussion/Summary: There are two outstanding items, the dead tree removal, and the reseeding of the easement where the water line was connected.
  - Board Decision: There is no decision at this time.
  - Action: The Board will monitor the reseeding issue and determine if the dead trees have been removed.

### **EMAIL BUSINESS DECISIONS TO RATIFY**

- There were no decisions to ratify.

### **NEW BUSINESS**

- Item: Pool Contract
  - Discussion/Summary: The Board reviewed the proposal from SwimTLC.
  - Board Decision: The Board agreed to accept the two-year bid from SwimTLC for \$10,228.00 per year.
  - Action: SwimTLC will be notified of the acceptance of the bid.
  
- Item: 6786 Bronzite Way
  - Discussion/Summary: This property was foreclosed on prior to completion of the landscaping. The discussion was to determine the amount of escrow to request to have the landscape completed. The amount determined to be adequate was \$25,000.
  - Board Decision: The Board requested a covenant lien be placed on the property for landscaping in the amount of \$25,000.
  - Action: MSI will send a covenant violation letter to the new owner requesting a plan within twelve days and if no response to the request, MSI will have a covenant lien filed.

- Item: Architecture Committee Appointment
  - Discussion/Summary: Steve made a motion to nominate George Tocquigny to replace Dan Conroy on the Committee. Kevin seconded the motion and the vote was unanimous.
  - Board Decision: The Board appointed George Tocquigny to the Architectural Control Committee.
  - Action: MSI will change its records to reflect this change.
  
- Item: Fire Mitigation in the Preserve
  - Discussion/Summary: Kevin reported that he was in contact with the Fire Department to discuss fire mitigation. He will set up a time to meet with the Fire Department to discuss.
  - Board Decision: No decision needed at this time.
  - Action: No action needed.
  
- Item: Spring Clean Up
  - Discussion/Summary: Kevin suggested the date for the spring clean up to be about two weeks prior to pool opening. A number of Board members requested that a late Saturday afternoon or Sunday be considered rather than Saturday mornings.
  - Board Decision: After a discussion, it was determined that Kathi will contact Haulaway to see how late they pick up on Saturday. The Board will finalize this when they have the additional information requested.
  - Action: Kathi will notify the Board after speaking with Haulaway.

**WEBSITE ITEMS**

- No discussion occurred.

**NEXT MEETING DATE, TIME & LOCATION**

The next meeting will be March 15, 7:00 p.m. at the clubhouse.

**ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 8:10 p.m.