

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

March 15, 2010

CALL TO ORDER

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

OPEN FORUM

Kirk Trost was present to request the fine received for holiday lights be removed. The Board thanked him for his attendance and stated they would discuss the matter and notify him of their decision.

APPROVAL OF PREVIOUS MINUTES

The minutes from the February 2010 meeting were unanimously approved with no changes by a motion from Kevin and a second by John.

COMMITTEE REPORTS

Recreation Committee/Pool Access – Tim was not in attendance.

Architectural Control Committee – Kevin will contact George Tocquigny and Mike Damback to determine who the point of contact will be for the Committee.

Landscape Committee – Greg was not in attendance.

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

Landscape Maintenance – Bob volunteered to contact Lynn Conroy to discuss the current landscape and agreements in place with Douglas County Maintenance and Repair.

MANAGER'S UPDATE

Financials – The financials were reviewed with no questions.

Covenant Violations – The report was reviewed. There were no new issues to discuss.

OLD BUSINESS

- Item: Diamond Ridge Value Project
 - Discussion/Summary: Kevin reported that he had contacted Castle Pines North to discuss how the traffic is handled based on what he saw from a satellite image.
 - 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 is nothing new to report.
 - Board Decision: There is no decision at this time.
 - Action: There is no action needed at this time.

- Item: 6786 Bronzite Way
 - Discussion/Summary: A covenant lien has been filed on the property for landscaping.
 - Board Decision: There is no decision at this time.
 - Action: There is no action needed at this time.

EMAIL BUSINESS DECISIONS TO RATIFY

- There were no decisions to ratify.

NEW BUSINESS

- Item: Insurance Renewal
 - Discussion/Summary: The Board reviewed the proposal from Lockton and Peliton. After review and discussion, the Board requested that additional bids be solicited to reduce the premium. There was also a request to increase the deductible from \$2,500 to either \$5,000 or \$10,000 depending on premium reduction.
 - Board Decision: The Board will review any new bids and make a decision prior to April 1, 2010.
 - Action: The Board will await additional bids.

- Item: Outdoor Lighting Proposal
 - Discussion/Summary: The Board had requested a quote from the contractor to add an additional three lights at the front entrance and a quote to perform maintenance.
 - Board Decision: After reviewing the proposals, the Board elected not to accept the maintenance proposal. Members of the Board requested the second proposal to add lights be tabled until next month so the Board members can visit the main entrance and determine if additional lights are needed.
 - Action: The lighting information will be revisited next month.

WEBSITE ITEMS

- No discussion occurred.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be April 19, 7:00 p.m. at the clubhouse.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:30 p.m.