

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

April 21, 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 was Kathi Burdess.

OPEN FORUM

Lynn Conroy was present during open forum to discuss landscaping issues.

APPROVAL OF PREVIOUS MINUTES

The minutes from the March 2010 meeting were unanimously approved.

COMMITTEE REPORTS

Recreation Committee/Pool Access – Tim was not present, however, he did send a report to Kevin regarding two items: the ground around the pool gate has shifted and repairs will need to be done so the gate closes, and the tennis court gate is also out of alignment and will be repaired.

Architectural Control Committee – Mike Dambeck was not present; however, he did send a report to Kevin regarding the following:

- 1) 880 Diamond Ridge Circle has submitted plans to build a home on the lot. The plans were modified as follows: the back patio support columns must be 12” x 12” and match the exterior; the stucco color must be dark to blend with the ridgeline; a recommendation was made to add stone to the front to blend with other homes. The builder suggested tile similar to what is already designed on the home. A final design will be reviewed for approval. Other recommendations: sixteen foot driveway and an optional west side window.
- 2) 5844 Diamond Ridge Parkway has submitted and had approved a covered addition to patio;
- 3) 501 Sapphire has submitted and had approved a fourth car addition.

Landscape Committee – 780 Sapphire contacted Greg to discuss the removal and replacement of the dead trees and the need for larger/taller trees to cover the play structure that had been installed. There was also an indication that the owners may be placing the home on the market; and if so, a letter must be written to advise them that the play set has to be screened or moved. 830 Sapphire has a trampoline that may need screening and 6798 Diamond Ridge Parkway does need to screen the play set or remove the play set when their home is sold.

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

Landscape Maintenance – Bob Ryckman toured the community with Douglas County Maintenance (DCMR) to understand the scope of what they do and issues that may be presenting. Bob provided two proposals from DCMR, one for 871 Diamond Ridge Circle to make repairs to an area an owner used as an ATV track. This proposal was turned down, the homeowner made the repairs last fall and the area is being monitored to see if the seed will come up. The second proposal was to build a retaining wall at the entrance on the north side and plant wildflower seeds at the south entrance. The Board requested that DCMR provide a drawing for the retaining wall. The planting of wildflowers at the south entrance was rejected since the Association does not own the land.

MANAGER’S UPDATE

Financials – The financials were reviewed with no questions. The Board requested the financial training package received be sent on to them so they have a better understanding of the financials. They also requested a copy of the Reserve Plan.

Covenant Violations – The issue at 1737 Moonstone Lane regarding mowing will be addressed as any other violation. If the lot is not mowed, a letter and fines will follow as per the Enforcement Policy.

OLD BUSINESS

- Item: Diamond Ridge Value Project
 - Discussion/Summary: There is no new update
 - 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 no new update.
 - Board Decision: There is no decision at this time.
 - Action: The Board will monitor the reseeding issue and determine of the dead trees have been removed.

EMAIL BUSINESS DECISIONS TO RATIFY

- There were no decisions to ratify.

NEW BUSINESS

- Item: Holiday Light Policy
 - Discussion/Summary: The Board reviewed holiday light policies from two communities and made the decision to adopt the following policy:
All exterior holiday decorations and lights utilized as seasonal displays must be removed and properly stored in a timely manner following the conclusion of the holiday, but in no case later than 30 days following the expiration of the holiday.

- Board Decision: The Board agreed to adopt the holiday light policy as detailed above.
- Action: The policy will be drafted, sent to the Board for approval, and posted to the website.

- Item: Pool Season
 - Discussion/Summary: The list of delinquent homeowners is to be provided to Tim Herring and the Board at the next meeting so the key cards can be activated or deactivated. Kevin will also send out a blast email to owners reminding them of the upcoming season and to clear up any issues with their assessment account.
 - Board Decision: The delinquent list will be reviewed at the May meeting to activate/deactivate residents.
 - Action: MSI is to provide the delinquent list to the Board and Recreation Committee.

WEBSITE ITEMS

- No discussion occurred.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be May 17, 2010 at 7:00 p.m. at the clubhouse

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:20 p.m.