

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

May 24, 2010

CALL TO ORDER

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

OPEN FORUM

Nick Wangler from 1551 Amber Court was present to discuss his travel trailer. He stated that he was willing to do the necessary landscaping to screen the trailer rather than store it off-site until he can get the plans done and approved to add on to his garage. The Board stated that they would like to see the area where the trailer would be stored to see if it could be seen from any other location in the community.

Peggy Cottrell was present to attend the meeting.

APPROVAL OF PREVIOUS MINUTES

The minutes from the April 2010 meeting were unanimously approved with the following change: under Architectural Control Committee #3) change third to fourth.

COMMITTEE REPORTS

Recreation Committee/Pool Access – Tim stated the tennis court gate had been repaired and the pool gate electronics needed a new battery. The tennis court cracks were discussed and it was determined that for the time being, the cracks would be filled, and a request for a cost to reseal would be solicited. MSI is to contact LER and ask LER to contact Tim on the timeline to fill the cracks. The Board requested that the area around the pool be re-caulked.

Architectural Control Committee - There was no one present from the Committee; however there was a question on a fall 2009 garage addition approval for 1012 Diamond Ridge Circle. Based on the visibility of the roof line, it was noted that the installation did not appear to follow the approved plans.

Landscape Committee – Letters were sent out to 6798 Diamond Ridge Parkway and 780 Sapphire about screening their play set or removing it when they sell and move. Greg requested that a letter be sent to 832 Diamond Ridge Circle asking for submittal of a landscape plan. Landscape plans for 6786 Bronzite Way are in process.

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

Landscape Maintenance – Bob obtained bids from Douglas County Maintenance and Repair for a retaining wall for the south side entrance. The wall would be a partial and the cost is \$3,970. The proposals not accepted were the one to plant wildflowers, and install shrubs to hide the backflow at the entrance. There was a proposal to add mulch to the beds for \$3,000. After a discussion it was decided that the proposal for the retaining wall and the mulch would be accepted if a cost for both items could be secured for \$6,000 from Douglas County Maintenance and Repair.

MANAGER'S UPDATE

Financials – The financials were reviewed with no questions.

Covenant Violations – There were no questions on covenant violations.

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: There is no action to be taken.

- Item: Holiday Light Policy
 - Discussion/Summary: The policy will be posted to the website.
 - Board Decision: No decision needed.
 - Action: The Policy will be posted to the website.

EMAIL BUSINESS DECISIONS TO RATIFY

- There were no decisions to ratify.

NEW BUSINESS

- Item: Homeowner request
 - Discussion/Summary: Steve Knight informed the Board that he will have a trailer or pod in his driveway for two weeks beginning June 26,2010 while he as new flooring installed.
 - Board Decision: The Board approved the request.
 - Action: No action necessary.

WEBSITE ITEMS

No discussion occurred.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be June 21, 7:00 p.m. at the clubhouse

ADJOURNMENT

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