

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

October 17, 2011

CALL TO ORDER

The meeting was called to order at 7:00 p.m. Board Members in attendance were Kevin Raasch, Bob Ryckman, Steve Knight, 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 September 2011 meeting were approved with the following change: Under Old Business, Diamond Ridge Value Project, discussion/summary: add stucco after clubhouse.

COMMITTEE REPORTS

Recreation Committee/Pool Access – There is nothing to report.

Architectural Control Board - There is nothing to report.

Landscape Committee – There is nothing to report.

Social Committee – A sleigh ride is being looked into for a holiday family event rather than an adult party.

Landscape Maintenance – It was noted that the water had been turned off and drained from the water feature. The Board wanted to ensure the pump has been removed. Having the back flow removed for the winter was discussed and a proposal from Arrowhead to remove it will be requested.

MANAGER'S UPDATE

Financials – The financials were reviewed with no questions.

Covenant Violations – The covenant violation log was reviewed.

OLD BUSINESS

- Item: Diamond Ridge Value Project
 - Discussion/Summary: The contract for the wooden trellis' has been signed and sent to the contractor. Materials should have been ordered and work should start and possibly completed by the end of the month. A follow up call will be made to check status.
 - Board Decision: There is no decision needed.
 - Action: Kathi will follow up with a scheduled start and completion date.

- Item: Audit
 - Discussion/Summary: Bids were reviewed and discussed.
 - Board Decision: Bob made a motion and John seconded to select Weidner & Associates as the auditor.
 - Action: The contract was signed and the auditor will be notified.

- Item: Asphalt for Pool Parking Lot
 - Discussion/Summary: The contractors were contacted to make sure that the bid for the seal coating was only for the pool parking lot and not the asphalt path or tennis court parking area. After hearing from the contractors that the pool parking lot was all that was included in the bid, a decision was made.
 - Board Decision: Colorado Concrete Solutions was chosen as the contractor for seal coating at a cost of \$1,795.00.
 - Action: The contractor will be notified of the acceptance of the bid.

EMAIL BUSINESS DECISIONS TO RATIFY

There were no decisions to ratify.

NEW BUSINESS

- Item: Christmas Light Proposals
 - Discussion/Summary: No bids have been received. The contractors will be contacted to present their bids and upon receipt will be sent to the Board via email for review and contractor selection.
 - Board Decision: There is no decision needed at this time.
 - Action: The contractors will be contacted for their bids.

WEBSITE ITEMS

No discussion occurred.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be November 21 at 7:00 at the clubhouse.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 7:30 p.m.