



Town Hall Meeting Minutes

Tuesday, July 31st, 2007

The meeting began at 7:00PM in the pool area, with Peggy Cottrell, Dan Conroy, Steve Knight and Kevin Raasch present from the Homeowners Association Board of Directors, Dusty Dunbar and Dan Sailer were present from the Town of Castle Rock, and 27 residents of Diamond Ridge Estates were in attendance. Various topics were discussed in detail as follows:

Speeding and Safety on Our Streets

Dusty and Dan with the Town of Castle Rock were already aware of our concerns about speeding and cut-through traffic so they presented an overview of the Town's traffic calming program, which analyzes problem traffic areas and –as long as certain thresholds are met– provides funding for mitigate measures.

Our concerns about speeding (primarily on the Parkway) and cut-through traffic (much of which is construction traffic to Puma Ridge) were discussed at length. Dusty pointed out that what some people think of as obvious solutions, aren't effective – she said stop signs are controlling devices that do not calm traffic, and that speed bumps present issues for emergency equipment and plows.

To begin the analysis of traffic in our neighborhood, the Town must be petitioned to do so by greater than 50% of the residents with connecting driveways to the roadway in question. At this point the Town is determining the scope of the study (just the Parkway or also the Circle) so that we know how many signatures are required to begin the program. If the data collected during analysis show there's a problem, then the Town will work with us to design and install appropriate traffic calming measures.

Unkempt Properties and Covenant Violations

Unfortunately, the number of unkempt properties and the list of covenant violations have both been on the rise this year, and so have the concerns from residents. As such, the Board discussed the situation with these properties, which include foreclosures, bank owned, investor owned, company owned (corporate relocations) and some owner occupied homes.

Steve Knight provided an overview of the covenant enforcement process, which begins with our Community Manager (an employee of our management company, MSI, LLC) inspecting our neighborhood on a weekly basis. When covenant violations are found, a fine threat letter is sent to the homeowner and they have 12 days to correct the violation or request a hearing. If extenuating circumstances prevent correcting the violation within 12 days, the homeowner must at least contact the Community Manager with a plan of action for correcting the violation as quickly as possible. If they do not, a second notice is sent out with a \$100.00 fine and another 12 days is provided to correct the violation. Additional fines are issued every 12 days until the fourth notice (third fine) when the situation is turned over to the Association's attorney to place a lien on the property. It's important to note that all legal fees incurred become the responsibility of the homeowner. For complete details on the process, please refer to the document titled "Covenant and Rule Enforcement" on our website.

The worst looking properties in our neighborhood are the few that have been foreclosed upon. Not only is the foreclosure process lengthy but the bank that ends up owning it typically does nothing to maintain the property, opting instead to simply pay the accumulated fines when it eventually sells. The question was asked why the HOA hasn't hired someone to mow these properties, but our management company advised against this because of potential legal/liability issues. The idea was also raised that we should work with the listing agents (realtors) for these properties to have them better maintained.

Other situations were discussed including the proper screening of playsets and trampolines, and the fact that some properties are held to a different standard because of "grandfathered" design standards (plans were approved prior to the adoption of new standards). There was also discussion of raising the fines (maybe an escalating fine schedule like \$100, \$200, \$500) because it seems that, for some homeowners, the current fines are not enough motivation to act. Unfortunately, changing the fine schedule requires a change to the covenants, which is an involved process in itself.

New Real Estate Signage

The Board presented its idea for standardizing real estate signage throughout the neighborhood, which appeared to have overwhelming support from residents at the meeting. Other high-end neighborhoods have already adopted this technique, and professional realtors agree that traditional "For Sale" signs don't sell homes because most people now shop online (especially in this price range).

The new standard "For Sale" signs will consist of small (9"x7") metal plaque with the Diamond Ridge Estates logo on it, mounted on a 4"x4" cedar post including a literature box. Realtors will have to purchase and install this DRE standard sign rather than their company's standard "For Sale". Detailed information on this will be mailed to all homeowners in the next few weeks, and the new signage requirements are expected to go into effect sometime in September.

Miscellaneous Topics

The remainder of the meeting was spent discussing a variety of miscellaneous topics including:

Comments were made about the new boulders and posts installed to prevent roadside damage, and as it turns out, the Town is now going to redo the installation of posts w/reflectors throughout the neighborhood for safety-sake and to give the plows better guidance during snowstorms.

Concern has been raised for some time now about the promotion of Puma Ridge from within DRE, and so the HOA sent a letter to Diamond Ridge Realty pointing out that the free-standing Puma Ridge signs are in violation of the town's signage ordinance and asked them to cease. It was also asked how much longer the clubhouse will be a sales office and the answer is unknown – our covenants grant the developer use of the clubhouse as long as he still has property to sell within DRE.

The idea of sidewalks along our streets was discussed at some length, including the developer's vision for the neighborhood and history of previous attempts to explore the idea. The Town now seems even more willing to help us if we want to pursue it – we would have to share in the cost, but at this point we have no idea what that would be and how much the Town would help.

Thank You

The HOA's Board of Directors was very pleased with the turnout of residents at this meeting and would like to thank everyone for their time and interest in their community. Because of the meeting's success, additional Town Hall meetings are likely to be held throughout the year. The Board would also like to remind everyone that monthly board meetings (held the 3rd Monday of each month in the clubhouse at 7pm) are open to all residents – we encourage you to come with questions and see how the Association operates.