



Town Hall Meeting Minutes

Monday, July 14th, 2008

The meeting began at 6:30PM in the pool area, with Peggy Cottrell, Steve Knight, Norma Akers, Kevin Raasch and Al Link present from the Homeowners Association Board of Directors, and approximately 30 residents of Diamond Ridge Estates in attendance. Various topics were discussed in detail as follows:

Overview of the HOA Board

Peggy began the meeting by welcoming the residents in attendance and then introducing each member of the HOA board. She went on to describe the role and responsibilities of the board, our management company (MSI, LLC) and the various committees that all work for the betterment of our neighborhood.

Covenant Violation Enforcement

Norma provided an overview of the covenant enforcement process, which begins with our Community Manager (an employee of our management company) 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.

Steve reminded everyone that covenant violations can arise for a variety of reasons, which is why it's important to be familiar with our covenants – go to www.diamondridge.org, click on "HOA Documents" and then the "Declaration of Covenants" document. Furthermore, if you're thinking about any landscape work or adding onto your home (including the addition of a playset, trampoline, dog run, etc.),

you need to contact either the Landscape Design Committee or the Architectural Design Committee before you begin – refer to the “Landscape Design” page on our website for more information, and the “Management” page for committee contact information. Steve also reported that Diamond Ridge Estates is in pretty good shape compared to other communities in the area, and compared to last year. Last year at this time the board was dealing with an 18 page report of covenant violations, which is down to just 3 pages this year.

Foreclosed Properties

Steve reported on foreclosures in Diamond Ridge, including 2 properties that were already foreclosed on, and 3 more that appear to be headed that way (for a total of 5). On a positive note, he pointed out that the total number of homes for sale in the neighborhood is down nearly 50% from last year at this time, and more have been sold than taken off the market. Overall, again, Diamond Ridge is in much better shape than surrounding communities including Puma Ridge and Timber Canyon, which both have a higher percentage of foreclosed properties.

There was discussion about what can be done to keep these properties from falling into disrepair, which affects us all. Foreclosed properties are not only an eyesore (when landscaping isn't maintained), but they can become targets for thieves and/or vandals. In fact, someone was arrested recently for trying to steal building materials from one of the foreclosed properties (a house under construction that's nearly complete) – by the way, thanks to the alert neighbor who phoned the police. The question was asked why the HOA hasn't hired someone to mow these properties, but our management company advises against this because of potential legal/liability issues. The recommended course of action is to contact the listing agent (realtor) for these properties and keep pressure on them to maintain the property in good condition for resale.

Traffic Calming Study

Kevin provided an update on our participation in the Town's Traffic Calming Program, which began last year because of widespread concern over speeding and safety issues along our streets. Representatives from the Town attended last year's Town Hall Meeting where they provided an overview of the program and explained that we would first need to petition the Town to undertake a traffic study.

Last fall we successfully gathered enough signatures from those living along the Parkway (the only road within DRE that the Town would consider studying) to file the petition. Then winter came and it wasn't until spring that the Town completed their traffic study, which in fact showed speeds along the Parkway average over 40mph.

As a result, the Town has proposed 3 similar mitigation measures, all of which involve building small islands and/or using boulders in about 10 different locations along the Parkway to effectively narrow the road, making cars slow down to pass through them. Kevin presented the Town's ideas and the general consensus among everyone seemed to be that these measures may work but the design/appearance doesn't exactly measure up to our neighborhood's standards.

The next step will most likely be for the Town to call a meeting of concerned residents from Diamond Ridge and the surrounding neighborhoods of Puma Ridge and Sapphire

Point – probably sometime in September. Based on community feedback, the Town may revise the proposed ideas, or propose entirely new ideas. Ultimately, the installation of any traffic calming measures will come down to a vote by residents living along the Parkway only. I would encourage everyone in Diamond Ridge to watch the mail for the Town's meeting announcement and make a point to attend this important meeting.

Transmission Line / Tree Issue at Entrance

Kevin provided an update on the transmission line / tree issue at our entryway, which resulted in the recent relocation of about 14 trees. As we all know, there are 3 electrical transmission lines that border our neighborhood on the northeast, the smallest of which turns southward and cuts across our entryway. This smallest line supplies electricity to IREA, but is maintained by Xcel Energy.

Xcel Energy initially contacted us in the summer of 2007 to say that updated federal guidelines were requiring more aggressive trimming of vegetation under power lines and they would need to trim the trees at our entryway. Well, Xcel's idea of trimming would have meant cutting off upwards of 50% of many trees, not only making them look strange but also threatening their survivability.

Needless to say, we weren't happy with the trimming option, so we pressed Xcel on alternatives. We verified their easement, explored burying the line, relocating the line, raising the poles, stunting the growth of our trees, and relocating the trees. As it turns out, Xcel came back and said they were going to raise one of the power poles, which would buy us time but not eliminate the problem. Unfortunately, when they raised the pole in late 2007, they raised the wrong one (as far as we were concerned) – they raised the one on the southwest corner of Crowfoot Valley Road and Diamond Ridge Parkway, rather than the one on the right-hand side of the parkway several hundred yards into the neighborhood.

Then, this spring, Xcel contacted us again and said they needed to trim the trees within the next couple weeks prior to the increased electrical demand that warmer weather brings, which makes the power lines sag farther. Again we pressed them for options, but Xcel said it would be at our expense. However, burying the line would cost \$800 per foot, relocating the line would cost upwards of \$250,000 and raising the other pole would cost \$75,000. So, we opted to relocate the trees at a cost of approximately \$13,000.

The board will now look into replacing the trees with dwarf species that Xcel Energy approves for planting under transmission lines.

Miscellaneous Topics

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

Peggy raised the question of whether residents –especially new ones– are confused by the existence of 2 websites: our www.diamondridge.org site and the sub-area of MSI's site www.msioha.com for Diamond Ridge. She pointed out the 2 sites need to exist because ours, at least for now, isn't Senate Bill 100 compliant whereas MSI's is compliant. Although people agreed that there's some confusion, there wasn't a great

deal of concern over the issue. It was suggested that we simply do more to cross-link the sites and provide an explanation of what can and cannot be found on each site.

Peggy also discussed the Town's new "No Knock List" that's part of a new ordinance which requires door-to-door solicitors to obtain a certificate of registration from the Town and comply with guidelines set forth in the ordinance. Peggy also said that the Town wouldn't allow her to register all of Diamond Ridge at once, and that residents would need to register their addresses individually. So, to be added to the "No Knock" list, send your name, address, subdivision name, phone number and email address to the Town Clerk Sally Misare at SMisare@CRgov.com.

The issue of Puma Ridge residents using our pool was raised. Several people –including a new resident that also shopped Puma Ridge– said the sales office in Puma Ridge was telling prospective buyers that they would have use of the Diamond Ridge pool and tennis courts. The board will immediately contact the Puma Ridge sales office to correct this situation, and review signage to make sure it's clear. The board and recreation committee will also explore options for better access control to our facilities beginning next spring.

The idea of sidewalks along our streets was again raised, but residents were reminded that the cost to add sidewalks throughout the neighborhood would be upwards of \$2 million.

And finally, Al presented an overview of a committee he's spearheading called the "Planning for Value Committee". The committee believes that most every person living in Diamond Ridge is concerned about maintaining and growing the value of our community, our homes and our quality of life at Diamond Ridge. Unfortunately, we're living in a financial and housing environment where these desirable goals are a major challenge to achieve. So, for these reasons and more, this committee will brainstorm ideas for improving the neighborhood long-term. The committee's recommendations will then be presented to the board for consideration. If you're interested in participating, please contact Al Link at 303-663-4812.

Thank You

The HOA's Board of Directors was again pleased with the turnout of residents at this meeting and would like to thank everyone for their time and interest in their community. The Board would 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 your Association operates.