

Arapahoe Ridge Homeowners Association
Board of Directors Meeting
March 7, 2005
MINUTES

I. CALL TO ORDER

The meeting was called to order at 4:25pm. Board members present: Ed Perkins, Ben O'Brien, Diana Walley, Jerry Falkenburg, and Shelley Burke. Michele Hudak represented Four Star Realty and Property Management, Inc.

II. HOMEOWNER FORUM

No homeowners came forward.

III. APPROVAL OF PREVIOUS MINUTES

The minutes from the February 17, 2005 meeting were reviewed and approved with changes per Ed's notes.

IV. ASSOCIATION BUSINESS

A. Committee Items:

- i. RV Parking Discussion: Michele reported that Phil Geil, the Association's attorney, has not yet completed his review of this item.
- ii. Pool Maintenance: Michele reported that Apollo Aquatics had not submitted a bid by the due date. The Board tentatively approved the Ragsdale Resources bid in the amount of \$35,196, pending review of the contract by Ben O'Brien. It was agreed that the pool temperature would be raised from 78-80 degrees as in past years to 80-82 degrees for 2005.

B. Maintenance Request: Fence Staining: The Board reviewed past meeting minutes and noted that reports from the June 26, 2003 and the July 31, 2003 minutes clearly state that the two wing fences on Morris Drive will not be maintained by the Association. Jerry offered further historical information noting that the owners of these properties either declined the Association's original offer to reimburse them for costs related to building a fence or removed the original fence as purchased by the HOA and build a new fence. Both fences are believed to be located within the private property of the owners and neither owner has stepped forward to request that the HOA stain the fences. Therefore, the original decision not to stain these fences was upheld. It was requested that the DRC be instructed to require fence staining with the "boodge" product for any new wing fences attached to the perimeter fence that are installed.

C. Basketball Court Request: The Board reviewed a request from a homeowner to install a basketball court in the park area. The request noted that the City confirmed they would allow this construction on their property provided it was arranged and paid for by the Association. The Board requested a rough estimate of the cost for installing a full court with 6 hoops stationed at intervals allowing for both full court and half court play.

D. White Board Request: Per Don Michael's request, Michele presented the Board with a photograph of a white board in a nearby community, contained within a bulletin board type structure. The Board disapproved this request on the basis that the structure does not match the aesthetics of the community.

E. Trail Head Improvements: The Board requested that landscape contractors be contacted who have specific knowledge of xeriscaping and "native-scaping" to create a design for the trailhead areas.

F. Safeway Contact Information: Michele provided the Board with the contact information for the management company who manages the property on which Safeway is situated.

They are currently in the process of determining ownership of the perimeter fence to the east of the Safeway loading docks.

G. Other:

- i. Winter Watering: The Board approved the Sun & Shade proposal for winter watering of the trees in the amount of \$800 providing that this cost covers deep root watering.
- ii. Gardella Clubhouse Dispute: Michele provided the Board with information pertaining to cleaning & trash removal charges that are being disputed by the Gardellas. Pictures of the trash were provided as well as the cleaning checklist from the clubhouse monitor reporting the cleaning fees incurred. It was noted that similar reports are very rarely received from the clubhouse monitor. It was also noted that the Gardellas had stated that the trash did not belong to them. The Board upheld the \$75 fine as costs were incurred by the Association to remove the extra trash as well as to ensure proper cleaning of the clubhouse prior to the next reservation.

V. FINANCIAL REVIEW

Michele presented the February financial statements to the Board.

- A. Reserve Study: The Board requested a meeting with Steven Bradley of Bradley Property Consultants at no extra cost.
- B. Delinquency Issues:
 - i. Legal Items: Ben reported that he has spoken to the owner of 2952 Dickens and they've agreed to meet in person to discuss this account.
 - ii. Units eligible for Lien filing / Turn over to Attorney: The Board reviewed a list of units who had been turned over to the attorney with a March 31st deadline for payment. It was agreed that if payment was not received following that deadline, a lien should be filed on those units.

VI. REVIEW INVOICES/SIGN CHECKS

The Board reviewed the invoices and signed the checks.

VII. ADJOURNMENT/NEXT MEETING DATE

The meeting was adjourned at 6:15pm and the next meeting is scheduled for April 19, 2005 at 4:25pm.