

Arapahoe Ridge Homeowners Association  
Board of Directors Meeting  
April 19, 2005  
MINUTES

I. CALL TO ORDER

The meeting was called to order at 4:30pm. Board members present: Ben O'Brien, Diana Walley, and Shelley Burke. Michele Hudak represented Four Star Realty and Property Management, Inc. Dan and Nilla Scheider attended. Don Darnell and Denise Thomas represented the DRC. Stephen Bradley represented Bradley Property Consultants.

II. HOMEOWNER FORUM

Dan and Nilla Schneider presented their appeal of the Design Review Committee decision to disapprove the exterior paint colors requested for 2593 Payne Court. Denise Thomas and Don Darnell decided to bring the updated information to the Design Review Committee for another review. No action was needed from the Board of Directors on this issue at this time.

III. APPROVAL OF PREVIOUS MINUTES

The minutes from the March 7, 2005 meeting were reviewed and approved.

IV. ASSOCIATION BUSINESS

- A. Reserve Study: Stephen Bradley answered questions regarding the conservative nature of the reserve study. It was determined that the recommended transfer for the years 2006 through the end of the study could be averaged.
- B. DRC Appeal: It was noted that there are no covenants that address the Board's authority to hear the appeal of a DRC original decision. The Board requested that a draft of a rule formalizing the appeals procedure be created. The Board further requested that instructions be given to the DRC reiterating that the paint palette is to be used as a guideline, but that colors outside of the palette also need to be reviewed.
- C. RV Parking: The Board reviewed information from the attorney as well as the covenant language in regard to parking RV's overnight. It was concluded that RV's cannot be parked on the street over night, however RV's will be allowed to remain in the community for loading and unloading during the day only.
- D. Basketball Court Request: Michele presented information noting the significant procedures needed to request permission for a full sized basketball court from the City as well as rough estimates on costs which are expected to run \$40-50,000. It was requested that a draft of a survey be created which would allow homeowners to prioritize desired projects in order to determine the interest level for a basketball court.
- E. Trail Head Improvements: Denise will interview representatives from Native Edge, the Green Plan, and Sun and Shade to determine which firm to work with in the creation of a plan for the trailhead areas.
- F. Northlight Right of Way: The Board reviewed a request for eliminating the rock beds between the sidewalks and the streets in the Northlight section of the community. It was noted that this area belongs to the Town of Erie as a Right of Way. It was decided to contact the Town in regards to donate labor hours to remove the rocks, after which the homeowners would be responsible for paying the material costs for installing concrete in those areas.
- G. Pool Gate Proposal: The Board reviewed a proposal for installing an archway over the north pool gate in the amount of \$1985. This was approved with the stipulation that the

pool committee approve the design. The option for a logo to be installed in the archway was denied.

H. Covenant Issues:

- i. Parking for construction/overnight parking: It was agreed that construction trailers would be permitted to park in the community temporarily while construction is in progress. No trailers would be permitted to park on street overnight. It was further agreed that the only exception that would be permitted for on street overnight parking would be if the garage and/or driveway of a unit is currently under construction and unable to contain a vehicle during those hours.
  - ii. Trees in front yards: It was noted that an inspection revealed that all units currently have a tree in the front yard.
  - iii. 1759 Southard Basketball Hoop: It was agreed that further violation of the basketball hoop covenant by this homeowner would result in the matter being turned over to the Association's attorney for enforcement, with attorney's fees being the responsibility of the unit owner.
  - iv. 3209 Billington waiver request: It was agreed that the request for late fee and covenant violation fine waivers for this unit were denied.
- I. Board Turnover: It was noted that Ed Perkins had resigned his post as the Vice President of the Board of Directors for personal reasons. If no new volunteers are found, a request will be sent in the June Newsletter for interested parties to fill this vacancy.

V. FINANCIAL REVIEW

The March financial statements were distributed to the Board.

A. Delinquency Issues:

- i. Legal Items: Ben reported that he has been continuing to exchange messages with the owner of 2952 Dickens. He will continue to pursue resolution to this matter. It was requested that the account for 2647 Betts Circle be released from Phil Geil and turned over to Orten and Hindman to proceed with foreclosure proceedings.
- ii. Requests for late fee waivers: The Board approved the waiver of late fees as follows:
  1. 2637 Betts Circle – waive \$20
  2. 1615 Holeman – waive \$32
  3. 1644 MacCullen – waive \$20

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 May 16, 2005 at 4:25pm.