

Arapahoe Ridge Homeowners Association
Board of Directors Meeting
May 16, 2005
MINUTES

I. CALL TO ORDER

The meeting was called to order at 5:10pm. Board members present: Ben O'Brien, Diana Walley, and Jerry Falkenburg. Michele Hudak represented Four Star Realty and Property Management, Inc. Bob Dischner attended. Members of the Design Review Committee attended the latter portion of the meeting including Theresa Grondin, Bob Davenport, Denise Thomas and Don Darnell.

II. HOMEOWNER FORUM

Bob Dischner requested the waiver of all covenant violations against his unit, 3209 Billington, since 2004 as well as a waiver of the late fees for his account. It was agreed that a \$20 late fee would be waived as payment arrived shortly after the fee was incurred. The Board denied the waiver of all other late fees and covenant violation fines. It was further noted that absenteeism will not be tolerated as an excuse for violating covenant requirements.

III. APPROVAL OF PREVIOUS MINUTES

The minutes from the April 19, 2005 meeting were reviewed and approved.

IV. ASSOCIATION BUSINESS

- A. DRC Appeals Process: The Board reported that they had further reviewed and approved the exterior paint appeal request from the Schneiders discussed at last month's meeting. As a result, Theresa Grondin, Denise Thomas, and Don Darnell resigned from the Design Review Committee. Bob Davenport agreed to work toward re-building the DRC and it was agreed to seek a company to outsource DRC request decisions to until a new DRC can be recruited and trained. Additionally, Bob agreed to head up efforts to locate a company that can effectively expand the existing paint palette and potentially review non-palette requests in the future.
- B. RV Parking: Rule Draft: The Board reviewed a draft of a rule permitting RV parking in the community for loading and unloading only. It was requested that the wording be changed to reflect a 24 hour period only each for loading and unloading. It was noted that no overnight on street parking will be allowed. The Board requested that enforcement of the revised rule begin immediately while the change is being made to the language.
- C. Landscaping:
 - i. Trail Head Improvements: Diana reported that she has been meeting with contractors to discuss trail head improvements and will continue with this effort.
 - ii. Tree Replacement: Diana reported that she will be submitting a plan to the Town of Erie regarding tree planting and replacement. The plan calls for 44 trees to be planted in the community for a total estimated cost of \$19,800. If the City approves the plan, they will reimburse the HOA for up to 50% of the costs.
- D. Northlight Right of Way: Michele reported that the rock beds in front of the Northlight homes are considered a "right of way" for the Town of Erie. The Town Parks Superintendent, Ron Fletcher, has stated that the HOA may install concrete in these areas providing they follow the appropriate request procedure. It was decided that the Board would review this item if a volunteer steps forward to be an advocate for planning.
- E. Pool Lap Lanes – Information from Pool Committee: The Board reviewed an email from the former Chairperson for the Pool Committee noting the issues involved with installing lap lanes in the pool area. As the most significant issue is the amount of homeowners

who are interested in lap lanes, the Board requested that this be added to a survey to be mailed with the next newsletter.

- F. Survey Draft: The Board reviewed a draft of a survey requesting the opinion of the homeowners in regards to possible capital improvements in the community. Wording was changed to reflect preferences from “Strongly oppose” to “Strongly support.”
- G. Covenant Issues:
 - i. Skubish Basketball Hoop fines: Michele reported that the owner of this unit has contacted the HOA and has submitted a request for waiver of the fines incurred. This request will be sent to the Tribunal. It was further reported that the basketball hoop has been removed from that Lot.
 - ii. The Board reviewed the recommendations from the Tribunal and approved the recommendations as stated.
- H. Board Turnover: It was noted that Shelley Burke would be engaging in military training and unreachable from May through October. It was agreed to have her retain her position, but to increase efforts to fill the vacancy left by Ed Perkins.

V. FINANCIAL REVIEW

The April financial statements were distributed to and reviewed by the Board.

- A. CD Maturity: It was agreed to roll over the CD that is scheduled to mature on May 24, 2005.
- B. Delinquency Issues:
 - i. Legal Items: Bullock Update: 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.
 - ii. Legal Items: Ibarra Foreclosure: It was requested that a representative from Orten and Hindman attend the next meeting (pro bono) to discuss the foreclosure proceedings.
 - iii. Requests for late fee waivers:
 - 1. 2682 Jason Court: The Board requested that this homeowner be contacted to submit a payment plan for their review.

VI. REVIEW INVOICES/SIGN CHECKS

The Board reviewed the invoices and signed the checks.

VII. ADJOURNMENT/NEXT MEETING DATE

The meeting was adjourned at 6:30pm and the next meeting will be scheduled via email.