

**Arapahoe Ridge Homeowners Association  
Board of Directors Meeting Minutes  
July 27, 2005**

**I. Call to Order**

The regular meeting of the Arapahoe Ridge Homeowners Association was called to order at 5:05 p.m. at 1750 Powell St, Clubhouse. Board members in attendance were Ben O'Brien, Diana Walley and Christine Ferguson. Jerry Faulkenburg was not able to attend. Donna West represented Hammersmith Management.

**II. Homeowners Forum**

Bill Barnett was present as he volunteered to be on the budget committee. He also offered his services to help out with the DRC Committee. Steve Ditlo was also present to offer to be part of the DRC Committee. They are planning to set up a DRC meeting sometime late August.

**III. Management Report**

The management report was accepted as presented.

**IV. Minutes**

The minutes from the June 20th meeting were reviewed. The board unanimously approved the minutes as written.

**IV. Financial Report**

The financial statements for the period ending June 30, 2005 are attached for your review. This is the last set of financials from Four Star.

Office expenses are over budget by \$1,504.97. Grounds Maintenance is over budget by \$1,526.25. Grounds repair is over budget by \$1,101.83. Fence Maintenance is over budget by \$4,924.68. Pool maintenance is over budget by \$16,487.00 and Clubhouse expenses are over budget by \$1,296.48.

As of June 30, 2005 there is \$53,608.98 in the operating account. The 5 CD accounts have a combined total balance of \$563,445.68.

There are 28 delinquent accounts representing \$11,556.96.

The financials were accepted as presented.

**VI. Association Business**

- A. Transition to Hammersmith Management –The board decided to table this item until Michelle Lawson Clarke takes over as she will take over this community as manager in Mid-August.
- B. Landscape Contract – Donna West advised the board that budget season is approaching and would like to know if they were interested in going out to bid for their landscape contract. The board unanimously agreed that they were happy with their current landscape contractor and would like to get a renewal bid.
- C. Sign Signature Card – Donna distributed the signature cards to the board and the board members present signed them.
- D. RV Parking Resolution - The board unanimously approved this resolution and signed it. The board requested that Donna West get the text of this resolution over to Doris so she can put it on their website.
- E. Insurance Policy Renewal – The board approved the renewal policy and signed the check to continue the policy.
- F. Foreclosure Recommendations from Orten & Hindman – There were 2 foreclosure

- G. Recommendations that Jonah Hunt, from Orten & Hindman, presented to the board. The board has agreed to proceed with the foreclosure with the Bullock's and to have Jonah draft a letter to the Ibarra's that if they can pay the balance by the end of August they will not proceed with the foreclosure, but if we do not receive the payment, they will proceed with the foreclosure proceedings.
- H. Bourne Engineering – The board has agreed to table this item until the new DRC Committee meets in August.
- I. Survey Results/Tally – The Board would like Donna West to put all of the survey results that we have received into a spreadsheet and e-mail it to the board for review.
- J. Sign the 2004 Tax Returns – The board signed the tax returns and Donna West will process them as required.
- K. Review/Sign Audit – Beichle & Associates prepared an audit for the Arapahoe Ridge Homeowner's association. The board reviewed the information and signed the appropriate documents. Donna West will process the signed documents as required.

**VII. Check Signing**

Invoices were reviewed and checks signed.

**VII. Adjournment**

With there being no other business to discuss, the meeting adjourned at 7:03 p.m.