

**Arapahoe Ridge Homeowners Association
Board of Directors Meeting Minutes
August 25, 2005**

I. Call to Order

The regular meeting of the Arapahoe Ridge Homeowners Association was called to order at 5:15 p.m. at 1750 Powell St, Clubhouse. Board members in attendance were Ben O'Brien, Diana Walley and Jerry Faulkenburg. Christine Ferguson was not able to attend. Michele Lason-Clarke represented Hammersmith Management.

II. Homeowners Forum

The owner of 2693 Hughs Drive attended the meeting to inform the Board that his dead tree had been removed in order to bring his home in compliance with the design guidelines as requested. The owner informed the Board the tree would be replaced August 27, 2005.

III. Management Report

The management report was accepted with the additional information regarding the listing of the Design Review Committee members including Bill Barnett, Carol Camallo Steven Ditlo and Bob Davenport. Jerry will serve as the Board liaison with the DRC. Their first meeting has been rescheduled for September 8, 2005 at 7:00 P.M.

IV. Minutes

The minutes from the August 2nd meeting were reviewed and Ben made one correction. The board unanimously approved the minutes as corrected.

IV. Financial Report

Bill Barnett was present to discuss the details of his role as a member of the budget committee. Michele will supply Bill with a copy of the 2006 budget draft that includes twelve months of actual figures along with the variances.

The Board directed Michele to obtain updated 2006 contract figures for the landscape, pool and trash vendors. Michele noted that there were expected increases in water, gas and electricity for 2006, although the utility companies had not yet published the expected increases.

The financial statements for the period ending July 30, 2005 were not yet available for review. The Board reviewed the bank statements that were presented in the packet.

The financials were not available due to the transition of management companies and Michele will present both July and August financials at the September Board meeting for the Board's review.

The Board requested that the foreclosure proceedings against account number 2952060 be continued and monitored with their legal firm, Orten & Hindman.

The Board then requested that the attorney, from Orten & Hindman, protect the Association's rights by sending a letter to account number 2647030, outlining the serious consequences of foreclosure that would be pursued, if the account isn't settled or arrangements made, within three weeks of the date of the letter.

VI. Association Business

A. The resident that was scheduled to attend the meeting to discuss his tree stump violation did not attend.

B. Transition to Hammersmith Management – The Board noted to Michele that their decision to engage Hammersmith Management was based on her experience, reputation and ability to give local service to the Association.

C. Discuss Survey Results – Michele had completed the review and created a spreadsheet. She will e-mail the results to the Board.

D. 3232 Billington Drive – Michele will make an appointment to meet with Jason, from the landscaping company, to identify the area of concern and review the options he has to give

the Board for resolution of the problem of drainage runoff from the common area through this owner's yard.

- E. Recommendation for Attorney – The Board requested Michele get three bids to consider at the September Board meeting before requesting appointments.
- F. Playground Equipment/Basketball Court Bid – Michele reported that she completed a lengthy walk through with a major contractor for these two items. The bid should be in within 3 weeks due to the extensive excavation and materials list. Michele will present at September meeting. Ben requested an additional figure for a half basketball court.
- G. SB 100 Bids – Michele briefly discussed the bids presented. The Board requested Michele to work with Orten & Hindman to complete all of the required and recommended items to be in compliance and prepared for the full implementation of the new state law regarding Homeowners' Associations effective January 1, 2006.
- H. 3879 Beasley Drive – Michele outlined the recommendations that Melissa Gomez, from Orten & Hindman, had relayed to her regarding the complaints and possible violations that may be occurring at that home. The Board directed Michele to send out violation notices regarding the dangerous "pit bull" type of dog and the noxious and offensive activity from the constant stream of visitors day and night, including possible business use.
- I. The Board requested Michele explore arrangements for the 2005 Annual/Budget Ratification meeting and report at September meeting.

VII. Correspondence and Reports

The Board reviewed the Work Order, Violation and Architectural Reports. The Board was given their copy of the current management agreement. Michele noted the request to extend the date of closing for the pool. The Board requested Michele respond to the request by outlining the constraints of the pre-approved 2005 budget that called for the September 6th closing. The Board will consider the idea for any 2006 budget considerations.

VIII. Check Signing

Invoices were reviewed by the Board and checks were signed by Ben and Diana.

IX. Adjournment

With there being no other business to discuss, the meeting adjourned at 7:05 p.m.