

# **Arapahoe Ridge Homeowners Association**

Board of Directors Meeting

March 13, 2006

MINUTES

## **I. CALL TO ORDER**

The regular meeting of the Board of Directors was called to order at 7:00 p.m. at 3287 McClure Drive. Board members in attendance were Monica Kash, Diana Walley and Christine Ferguson. Community Association Manager Gwen Rohrer was present representing Hammersmith Management.

## **II. OPEN FORUM**

2624 Freeman Court – Homeowner Scott Salzman was present to observe the meeting. In addition, Mr. Salzman was concerned that the Board is not requiring 2615 Freeman Court to remove the basketball court they have installed in the rear yard. He indicated that the Board should have forwarded correspondence he wrote as follow-up to the legal opinion letter, to HindmanSanchez. The Board indicated that the decision they made regarding the removal of the court was based on the advice of legal council. The decision would not be changed. The Board reminded Mr. Salzman that the owners at 2615 Freeman Court had offered to screen the court from view with shrubs and trees and asked if it was something he would still consider. Mr. Salzman indicated that he is not willing to compromise and would contact the Board if his opinion changed. In accordance with the inspection of records policy, Hammersmith Management agreed to forward the inspection request form to Mr. Salzman.

## **III. COMMITTEE REPORTS**

Pool Committee – Shaun O'Reilly, Committee chair, was in attendance. She provided the Board with a list of items that need to be purchased for the 2006 pool season, including two (2) guard flotation devices, one (1) guard chair and fourteen (14) umbrellas. In addition, she asked for a budget of \$500 to purchase miscellaneous items. A motion was made and seconded for expenditures on items not to exceed \$2,000. The motion carried unanimously.

Shaun O'Reilly discussed repairs that need to be made to the pool area, including grout problems around the deck, cracked concrete tiles and tiles on the wall of the pool above the water line that continually come loose. Hammersmith Management will schedule an evaluation of the area with Shaun O'Reilly to review the items. Hammersmith Management agreed to obtain bids for the repairs.

## **IV. APPROVAL OF MINUTES**

The Board reviewed the minutes of the February Board of Directors Meetings. A motion was made and seconded to approve the minutes from the February 13, 2006 Board of Directors meeting minutes as written. The motion carried unanimously.

## **V. FINANCIALS**

- A. Financial Statements – The financial statements for the period ending February 28, 2006 were reviewed. As of month end, the US Bank operating account had a balance of \$70,090.23. The total assets for the community were \$759,312.29.
- B. Aging Report – Delinquencies reflect a month-end balance of \$19,506.24.
- C. Review Invoices/Sign Checks – Invoices were reviewed and checks signed.

**VI. MANAGEMENT REPORT**

The Board reviewed the management report. Questions or concerns were addressed.

**VII. NEW BUSINESS**

- A. 2006 Pool Contract – The Board reviewed bids from Ragsdale Resources and Apollo Aquatics for the pool management and maintenance in 2006. After careful consideration and the recommendation of Shaun O'Reilly, a motion was made and seconded to approve the contract provided by Ragsdale Resources for a total price of \$40,376. The motion carried unanimously.
- B. Clubhouse/Pool Lease Extension – The lease agreement for the clubhouse and pool between Arapahoe Ridge and the Town of Erie expired on December 31, 2004. The Town of Erie drafted a lease extension, which will expire on February 28, 2007. The Board and the Town will work in conjunction to create a new lease agreement to be executed upon the expiration of the lease extension. Board President Monica Kash and Board Secretary Diana Walley signed the lease extension.

**VIII. CORRESPONDENCE**

Correspondence from homeowners requesting that late fees be removed was reviewed.

**IX. ADJOURNMENT**

The meeting was adjourned at 9:35 p.m. The next meeting has been scheduled for April 10, 2006 at 7:00 pm., 1631 Walker Street.

Attached: Meeting Sign in Sheet