

Arapahoe Ridge Homeowners Association

Board of Directors Meeting

April 10, 2006

MINUTES

I. CALL TO ORDER

The regular meeting of the Board of Directors was called to order at 7:25 p.m. at 1631 Walker Street. Board members in attendance were Monica Kash, Jerry Faulkenburg and Christine Ferguson. Community Association Manager Gwen Rohrer was present representing Hammersmith Management.

II. APPROVAL OF MINUTES

The Board reviewed the minutes of the March Board of Directors Meetings. A motion was made and seconded to approve the minutes from the March 13, 2006 Board of Directors meeting with one minor change. Under Committee Reports, "Mrs. O'Reilly" should be written as "Shaun O'Reilly". The motion carried unanimously.

V. FINANCIALS

A. Financial Statements – The financial statements for the period ending March 31, 2006 were reviewed. As of month end, the US Bank operating account had a balance of \$162,972.41. The total assets for the community were \$749,409.03. Hammersmith Management indicated that a second reserve account at US Bank had been opened in error and will be closed in April.

B. Aging Report – Delinquencies reflect a month-end balance of \$12,389.92.

C. Review Invoices/Sign Checks – Invoices were reviewed and checks signed. Hammersmith Management agreed to review the Association's reserve plan with regard to using reserve funds to pay for damages to the clubhouse. In addition, Jerry Faulkenburg asked Hammersmith Management to confirm that the damages to the clubhouse could not be covered by the Association's insurance policy.

VI. MANAGEMENT REPORT

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

VII. NEW BUSINESS

A. Management Contract – The Board reviewed the proposed management contract from Hammersmith Management to commence May 1, 2006 through April 30, 2007 for a rate of \$2,950 per month. After careful consideration, a motion was made and seconded to approve the contract. The motion carried unanimously.

B. DRC Member Appointment – The Board received a request from homeowner Theresa Grondin to join the DRC. The current DRC consists of four (4) members. The Association Covenants dictate a minimum of three (3) members must serve on the committee, but the Board of Directors may allow more. Recently, the DRC has brought to the Board's attention, as there are only four (4) members, decisions by the DRC may be split down the middle from time to time. After careful consideration, a motion was made and seconded to appoint Theresa Grondin to the DRC. The motion carried unanimously.

C. Tennis Court Maintenance – Actions of the Town of Erie have led the Board to believe the Town is responsible for the maintenance of the tennis courts. The Town is maintaining that the Association is responsible. Monica Kash agreed to contact the town administrator to schedule a meeting to discuss the tennis court maintenance.

D. Covenant Change Proposal – Homeowner Bill Burnett submitted a proposed covenant change to the Board for review. Mr. Burnett proposed the following change:

3.30 Basketball Hoops. Basketball hoops shall only be allowed in front Lot areas if: (i) the backboard is installed on a separate free-standing post or pole and is set perpendicular to the street; (ii) is portable and can be removed from the driveway; or (iii) as otherwise approved by the Design Review Committee. No basketball backboards shall be attached to the garage or set facing the street.

Proposed Change: to additionally allow basketball backboards to be attached to the garage facing the street.

The Board of Directors discussed the options for revising the covenants in general. The process is lengthy and expensive. In addition, guidelines can be adopted as long as they are not less restrictive than the covenants. In this particular case, the change would make the covenant less restrictive. The Board asked Hammersmith Management to draft a letter to Mr. Burnett describing the difficulties in revising the covenant and the proposed idea of constructing a basketball court in the Arapahoe Ridge Park.

E. Reimbursement Request – Association Secretary Diana Walley organized a Halloween event in October. She paid out of pocket for a face painter with the intent to be reimbursed by the Association. She submitted the invoice for reimbursement, but Hammersmith paid the face painter directly, as they were listed on the invoice. The face painter was actually paid twice, once by Diana and once by the Association. Hammersmith Management suggested that Diana contact the face painter for reimbursement. The face painter still had not returned Diana's call and her phone is now disconnected. A motion was made and seconded to reimburse Diana \$90 for the funds she paid to the face painter.

F. Appointment of Vacant Position – In accordance with the bylaws of the Association a motion was made and seconded to appoint Bill Barnett to the vacant position of Member at Large. The motion carried unanimously. Bill's position will be due for election at the next Annual Membership Election of the Association. Bill submitted a Board member questionnaire and discussed his desire to serve with the Board of Directors.

VIII. CORRESPONDENCE

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

IX. ADJOURNMENT

The meeting was adjourned at 9:20 p.m. The next meeting has been scheduled for May 8, 2006 at 7:00 pm.