

# **Arapahoe Ridge Homeowners Association**

Board of Directors Meeting

May 8, 2006

MINUTES

## **I. CALL TO ORDER**

The regular meeting of the Board of Directors was called to order at 7:05 p.m. at 3287 McClure Drive. Board members in attendance were Monica Kash, Jerry Faulkenburg, Bill Barnett, Diana Walley and Christine Ferguson. Community Association Manager Gwen Rohrer was present representing Hammersmith Management.

## **II. OPEN FORUM**

Homeowner Mel Budnick was in attendance to address the Board with questions. He was interested to know if he should submit for approval if changing his landscaping, who he should contact to request additional trash receptacles and when and where the Board meetings are typically held.

## **III. COMMITTEE REPORTS**

Pool Committee – Shaun O'Reilly, Committee chair, was in attendance. She indicated that most of the items for the pool had been purchased. She still needs to purchase eighteen (18) chairs for the tables, two (2) picnic tables and 6 lounge chairs. Shaun suspects that she may go over budget by approximately \$300-400. The Board asked Shaun to only purchase the chairs and one (1) picnic table at this time in an effort to stay within budget. The lounge chairs will be discussed at a later date.

Shaun has received no volunteers to help organize the pool opening party. Diana is going to send an e-mail blast to residents requesting volunteers. Christine will contact Safeway for food donations. If no volunteers come forward to help with the pool opening party, it will have to be cancelled this year.

## **IV. APPROVAL OF MINUTES**

The Board reviewed the minutes of the April Board of Directors meeting. A motion was made and seconded to approve the minutes from the April 10, 2006 Board of Directors meeting as submitted. The motion carried unanimously.

A motion was made and seconded to amend the January 10, 2006 Board of Directors meeting minutes with the following addition. The motion carried unanimously.

Under New Business:

D. Design Review Committee Appointment – A motion was made and seconded to appoint the following homeowners to serve on the Design Review Committee. The motion carried unanimously.

Chair - Carol Carvalho  
Member - Gary Ferrara  
Member - Jim Speights  
Member - Ron Schickel

## **V. OPEN BOARD POSITION**

Board Vice President Jerry Faulkenburg notified the Board that he had sold his home and agreed that they should make an effort to fill his position. The Board had two (2) qualified homeowners interested in filling the position, Ronda Grassi and Jack Fitzpatrick. Both candidates were in attendance of the meeting. The Board questioned each candidate regarding their interest in serving on the Board and past experience they have. Both candidates were notified that they would not be given an answer at the meeting, but contacted in writing at a later date with the results of the Board decision.

The Board discussed both candidates and a vote was taken by written secret ballot. The result of the vote was appointment of Jack Fitzpatrick to the Board of Directors. Jack Fitzpatrick will not be officially appointed to the Board of Directors until the June Board meeting, at which point Jerry Faulkenburg will resign and his position will become vacant.

## **VI. FINANCIALS**

A. Financial Statements – The financial statements for the period ending April 30, 2006 were reviewed. As of month end, the US Bank operating account had a balance of \$150,018.67. The total assets for the community were \$739,789.87.

Board member Bill Barnett expressed concerns over the long-term investments in the Edward Jones brokerage account and questioned the advisability in continuing to invest in CD's for a period greater than 24-months. Barnett requested that no new funds be placed with Edward Jones until a review of the Investment Policy with Edward Jones is analyzed.

B. Aging Report – Delinquencies reflect a month-end balance of \$10,724.33.

C. Review Invoices/Sign Checks – Invoices were reviewed and checks signed.

## **VII. MANAGEMENT REPORT**

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

## **VIII. UNFINISHED BUSINESS**

A. Tennis Court Maintenance – Board President Monica Kash and Hammersmith Management representative Gwen Rohrer met with the Town of Erie Administrator Mike

Acimovic to discuss the maintenance of the tennis court located in the Arapahoe Ridge Park. It is still unclear who is responsible for maintaining the tennis court, however Mike indicated that the Association should make a proposal regarding the maintenance upon renewal of the clubhouse and pool rental agreement.

**IX. NEW BUSINESS**

A. Sun & Shade Bid – The Board reviewed a proposal from Sun & Shade to repair irrigation issues that have been flooding a homeowners rear yard during the summer months. After careful consideration, a motion was made and seconded to approve the proposal below. The motion carried unanimously.

Installation of a rock bed (50' x 14') to match the dimensions of the existing rock bed on the south side of 3232 Beasley. The rock bed is to act like a barrier for water that is getting into the back yard of 3232. We will move the lawn sprinklers away from the fence 14 feet and remove the sod. This will keep the irrigation system from spraying so much water right next to the fence. In the rock bed we will install 10 red twig dogwoods. They are able to absorb lots of water and should help to soak up the extra run off from the slope. Finally, we will convert the current pop up sprinkler system in the rock bed to a drip system. This will cut down on the amount of water applied to the rock bed by 80%.

Labor and Materials.....\$2725.00

B. Appointment of Officers – A motion was made and seconded to appoint officer positions. The motion carried unanimously. Positions were unanimously appointed as follows:

President	Monica Kash
Vice President	Diana Walley
Secretary	Christine Ferguson
Treasurer	Bill Barnett
Member	Jerry Faulkenburg

C. Portable Restroom – The Town of Erie has notified the Board of Directors that they will be installing a portable restroom at the Arapahoe Ridge Park. The restroom is to be placed on a concrete pad and will have a metal mesh enclosure. The Town asked the Board of Directors to make recommendations on the location and type of live plant material they would like to use for screening purposes. The Board asked Hammersmith Management to contact the Town with the following proposal:

The Board proposes that the portable restroom be installed at the location discussed on MacCullen Drive. The Board would like the restroom installed perpendicular to Grenfell Court, as not to place the structure directly in front of any one owners home. The Board agrees that the structure should be minimally screened to prevent unfortunate happenings and is requesting that a reasonable amount of live plant material, including seasonal grasses and shrubs, are planted on the east and west sides of the structure.

D. Executive Session – The Board entered into executive session at 9:05 p.m. to discuss the lawsuit filed against Arapahoe Ridge by Scott Salzman. The Board exited executive session at 9:20 p.m.

**X. CORRESPONDENCE**

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

**XI. ADJOURNMENT**

The meeting was adjourned at 10:15 p.m. The next meeting has been scheduled for June 12, 2006 at 7:00 pm at the Arapahoe Ridge Clubhouse.