

Arapahoe Ridge Homeowners Association

Board of Directors Meeting

August 23, 2006

MINUTES

I. CALL TO ORDER

The interim meeting of the Board of Directors was called to order at 7:00 p.m. at 1750 Powell Street. Board members in attendance were Monica Kash, Bill Barnett, Jack Fitzpatrick, Christine Ferguson and Diana Walley. Community Association Manager Gwen Rohrer was present representing Hammersmith Management.

II. OPEN FORUM

There were no homeowners present to address the open forum.

III. EXECUTIVE SESSION

The Board entered into executive session at 7:30 p.m. to discuss the lawsuit filed against Arapahoe Ridge by Scott Salzman. The Board exited executive session at 8:30 p.m.

IV. UNFINISHED BUSINESS

A. 2005 Survey – After meeting for a working session and much discussion, the Board determined the most efficient way to carry out the desires of the 2005 survey is to create committees. More specifically, the Board will ask for volunteers at the Annual Meeting to serve on a Landscape Committee, as this appeared to be the area homeowners are most interested in improving.

B. Annual Meeting Preparation – The Board reviewed the reserve study in conjunction with existing reserve funds. Hammersmith Management indicated that the initial budget draft would be prepared for review at the next meeting.

V. ADJOURNMENT

The meeting was adjourned at 10:00 p.m. The next regular Board of Directors meeting has been scheduled for September 11, 2006 at 7:00 pm at the Arapahoe Ridge Clubhouse.

Arapahoe Ridge Homeowners Association

Board of Directors Meeting

August 14, 2006

MINUTES

I. CALL TO ORDER

The regular meeting of the Board of Directors was called to order at 7:05 p.m. at 1750 Powell Street. Board members in attendance were Monica Kash, Bill Barnett, Jack Fitzpatrick, Christine Ferguson and Diana Walley. Community Association Manager Gwen Rohrer and Client Services Coordinator Lynae Bolton were present representing Hammersmith Management.

II. OPEN FORUM

Several homeowners were present to discuss an incident that occurred on March Court involving a coyote. Homeowners Michelle Ditter and Kris Kirkbride indicated that a coyote jumped their perimeter fence that backs to the native area and attacked three (3) of their dogs, one (1) of which did not survive the attack. They asked the Board for assistance in controlling the coyote attacks, including notification in the next Association newsletter and an e-mail blast to the Association distribution list. The police department indicated that there is nothing they can do to assist and animal control will not do anything either. Homeowner Don Proebstel was in attendance and explained the danger on not controlling the coyotes. He indicated that there is a good chance they will progress into attacking people. Homeowner Kathy Erickson provided the Board with a proposal to take action against the coyotes, including the following:

1. Hire a contractor to trap the coyotes.
2. Hire a contractor to change the perimeter fence into a six (6) foot privacy fence and add a one (1) foot mesh extension.
3. Hire a contractor to install an electric barrier fence.
4. Allow homeowners to change their individual perimeter fence at their own expense.

The Board agreed that the most appropriate action to take at this time is notification in the next Association newsletter and an e-mail blast to the Association distribution list. The cost to alter the existing perimeter fence is large and the design change would need to be discussed with the Design Review Committee and community as a whole. The Board encouraged the homeowners to submit for approval to the Committee to change their individual perimeter fence on a temporary basis.

Homeowners Steve and Laurie Puckett and their attorney Don Goulart were in attendance. There was confusion regarding the appeal hearing and the Pucketts thought it was scheduled for appeal at the Board meeting. Hammersmith Management indicated that the Puckett's would receive written correspondence in the mail once the date, time and location are scheduled. In addition, Mr. Goulart indicated that he did not believe the Pucketts are required to cease use of the sport court during the appeal process. Hammersmith Management indicated that use of the court is separate from the appeal of denial of the court. In addition, Hammersmith Management indicated that the Pucketts should fill out the "Notice of Defense" form that was included with the violation letter and request a hearing for the use of the court, as it would cease the violation process.

Design Review Committee member Theresa Grondin was in attendance. Hammersmith Management sent a request to the Committee to attend the Board meeting, as several organizational issues need to be discussed. Lynae Bolton from Hammersmith Management was also in attendance, as she corresponds directly with the Committee regarding all applications received for the Association. Lynae provided the Board with a list of items that need to be addressed. As the Board liaison, Diana agreed to attend the next Committee meeting and speak to them about resolving the issues.

III. APPROVAL OF MINUTES

The Board reviewed the minutes of the July Board of Directors meeting. A motion was made and seconded to approve the minutes from the July 10, 2006 Board of Directors meeting with the following amendments: Under Call to Order, Christine Ferguson was not present for the meeting. The motion carried unanimously.

IV. FINANCIALS

A. Financial Statements – The financial statements for the period ending July 31, 2006 were reviewed. As of month end, the US Bank operating account had a balance of \$191,816.20 and the US Bank reserve account had a balance of \$61,397.69. The total assets for the community were \$816,15.67.

Bill Barnett provided the Board with a written Treasurer's report. He indicated that he still has concerns about the account at Edward Jones. The Board agreed to contact Doug Rechkemmer to attend the next regularly scheduled Board meeting in September, in an effort to have questions and concerns answered.

Bill made a motion to open two (2) operating accounts at FirstBank. Funds in the amount of \$100,000 are to be moved into the account at the FirstBank Broomfield Charter and funds in the amount of \$40,000 are to be moved into the account at the FirstBank Boulder Charter. The motion was seconded and unanimously approved by the Board.

The Board signed the signature cards for both operating accounts at FirstBank, the money market account at Heritage Bank and the Edward Jones investment account. Bill did not sign the Edward Jones signature card.

B. Aging Report – Delinquencies reflect a month-end balance of \$646.44, as expected due to the semi-annual assessment that came due on July 1, 2006.

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

V. MANAGEMENT REPORT

Review of the management report was tabled for the interim meeting, due to a lack of time.

VI. UNFINISHED BUSINESS

Unfinished business was tabled for the interim meeting, due to a lack of time.

VII. NEW BUSINESS

A. Sun & Shade Bids – The Board reviewed a proposal from Sun & Shade to replace the 42-station irrigation clock on 111th Street. A motion was made and seconded to approve the proposal below. The motion carried unanimously.

1. The 42-station clock on 111th St. is starting to fail. We have lost the use of zones 2, 4, and 8. These terminals are all in a row on the bottom of the connection strip. We currently have these zones wired into other small zones and it seems to be working when it is cooler. When it gets into the 90's, the lack of water volume will result in inadequate coverage.

Cost: 42 station Irritrol MC (\$2300) and labor (\$200).....\$2500.00

B. Executive Session – The Board entered into executive session at 9:35 p.m. to discuss the lawsuit filed against Arapahoe Ridge by Scott Salzman. The Board exited executive session at 10:10 p.m.

VIII. ASSOCIATION CALENDAR

The Board reviewed the Association calendar and decided to hold two (2) interim meetings to prepare for the Annual meeting. The interim meetings have been scheduled for August 23, 2006 and September 20, 2006. The Board scheduled the Annual meeting for October 18, 2006 at 7:00 pm.

IX. CORRESPONDENCE & REPORTS

Hammersmith Management provided the Board with the Design Review Application and covenant violation reports. The Board was also provided with several notice of defense forms in which homeowners did not request a tribunal hearing.

X. ADJOURNMENT

The meeting was adjourned at 10:30 p.m. The next regular Board of Directors meeting has been scheduled for September 11, 2006 at 7:00 pm at the Arapahoe Ridge Clubhouse.

Attachments: Meeting Sign-in-sheet
Treasurer's Report
Proposal from Kathy Erickson