

# Arapahoe Ridge Homeowners Association

Board of Directors Meeting

November 21, 2006

MINUTES

## I. CALL TO ORDER

The regular 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, Diana Walley, Steve Smith, Christine Ferguson and Ronda Grassi. Community Association Managers Gwen Rohrer and Sandy Horel were present representing Hammersmith Management.

## II. OPEN FORUM

There were no homeowners present to address the open forum.

## III. APPROVAL OF PREVIOUS MINUTES

The September 20, 2006 and October 4, 2006 minutes were presented for approval. A motion was made and seconded to approve the minutes as written. The motion carried unanimously.

## IV. FINANCIALS

A. Financial Statements – The Board tabled discussion on the November financial statements to the December meeting.

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

C. Signature Cards - The US Bank signature card was presented and signed by all Board members.

## V. NEW BUSINESS

A. Portable Restroom – Ronda gave an update about recent correspondence with Public Works Director Gary Behlan regarding installation of the restroom extension. Gary gave Ronda a list of questions he needed answered in order to research the proposed work and asked if a plan could be submitted. Ronda will submit a plan for an exterior restroom extension to the clubhouse. The Association has a deadline of January 15, 2007 to submit the plan to Public Works. The Board asked Hammersmith Management to inquire from HindmanSanchez whether or not they can spend reserve funds on this project, since it is a capital improvement. They would also like to know if it is possible to complete the project on property that Arapahoe Ridge does not own, but leases from the town. The Board asked if Ronda could communicate to homeowners about the plans for the project. Ronda agreed to draft a summary for distribution in the upcoming newsletter.

B. Design Committee Liaison – A motion was made and seconded to designate a Steve Smith as a non-voting Board liaison to attend Design Review Committee meetings. The motion carried unanimously.

C. Newsletter Items - The Board agreed to discuss and make any decisions on the newsletter via e-mail.

**VI. EXECUTIVE SESSION**

The Board entered into executive session at 8:15 p.m. to discuss the lawsuit filed against Arapahoe Ridge by Scott Salzman. The Board exited executive session at 9:00 p.m.

**V. ADJOURNMENT**

The meeting was adjourned at 9:10 p.m. The next regular Board of Directors meeting has been scheduled for December 6, 2006 at 7:00 pm at the Arapahoe Ridge Clubhouse.