

# **Arapahoe Ridge Homeowners Association**

Board of Directors Meeting

December 6, 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 Manager Gwen Rohrer was present representing Hammersmith Management.

## **II. OPEN FORUM**

Design Review Committee Members Gary Ferrera and Carol Carvalho were in attendance. It was noted that Carol Carvalho and Teresa Grondin were the only members who reviewed the design guideline changes submitted to the Board for consideration. The Board asked the committee members in attendance to review the design guidelines with the entire committee, as a whole, and submit one (1) set of recommendations to the Board of behalf of the committee. The Board noted that the committee should keep in mind while reviewing the guidelines that they cannot be more restrictive than the covenants and cannot contradict state law.

Carol provided the Board with two (2) binders that represent the existing paint palette. Hammersmith Management has one (1) copy and Steve has one (1) copy.

## **III. FINANCIALS**

A. Financial Statements – The financial statements for the period ending October 31, 2006 were reviewed.

B. Aging Report – Delinquencies reflect a month-end balance of \$19,578.10.

## **IV. UNFINISHED BUSINESS**

A. Portable Restroom – Ronda provided the Board with a computer-generated image of the restroom extension that will be submitted to the Public Works department for review. She indicated that although she does not have all the hard numbers for completion of the extension, she believes it will not exceed \$30,000. In addition, Hammersmith Management indicated that they contacted HindmanSanchez and the Association is allowed to spend funds from the reserve fund to complete the restroom extension. The only stipulation is that the expenditure cannot exceed 20% of the annual budget. Ronda indicated that the Town will not negotiate the restroom extension until they are provided with engineering and architectural plans. She estimates the cost to obtain these plans will not exceed \$6,000. A motion was made and seconded to approve a budget of \$6,000 to have plans for the external restroom mechanically, electrically and architecturally engineered. The motion carried unanimously.

B. Design Review Committee – Steve attended the Design Review Committee Meeting and had the following items to report on to the Board:

- a. The number one issue appears to be the lack of communication between the committee and the Board.
- b. Covenant enforcement.
- c. Tone of the letters that are mailed to homeowners.
- d. DRC website update
- e. Garage door painting in North Light.
- f. Design guidelines.
- g. Paint palette.

C. Newsletter Items - The Board agreed that an article regarding the progress of review and acceptance of the design guidelines should be included.

**V. EXECUTIVE SESSION**

The Board entered into executive session at 7:00 p.m. to discuss the lawsuit filed against Arapahoe Ridge by Scott Salzman. The Board exited executive session at 7:45 p.m.

**VI. ADJOURNMENT**

The meeting was adjourned at 9:35 p.m. The next regular Board of Directors meeting has been scheduled for January 8, 2007 at 7:00 pm at the Arapahoe Ridge Clubhouse.