

Arapahoe Ridge Homeowners Association

Board of Directors Meeting

April 16, 2007

MINUTES

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 and Ronda Grassi. Community Association Manager Gwen Rohrer, CMCA, AMS was present representing Hammersmith Management.

OPEN FORUM

There were no homeowners present to address the open forum.

APPROVAL OF PREVIOUS MEETING MINUTES

The March meeting minutes were reviewed. A motion was made and seconded to approve the minutes from the March 19, 2007 meeting as written. The motion carried unanimously.

FINANCIALS

Financial Statements – The financial statements for the period ending March 31, 2007 were presented to the Board for review. Due to a lack of time, the financials were not reviewed at the meeting.

Review Invoices/Sign Checks – Invoices were reviewed and checks signed for the month of April.

DRC UPDATE

Paint Palette Committee Members Laura Trezoglou and Christine Weber were in attendance and provided the Board with a draft palette for review. They indicated that the thirty-eight (38) base colors were picked by the Committee and the trim and accent colors are matched by a professional at Guiry's. The Board tabled review of the paint palette until Design Review Committee members are given notice of a joint meeting with the Board and provided with an opportunity to comment and make recommendations on the palette. In addition, the Board asked Paint Palette Committee Members to provide Guiry's with the current paint palette and ask to incorporate the existing colors into the palette. The Committee noted that the revised palette should be ready for review in 7-10 days.

UNFINISHED BUSINESS

Town of Erie Lease –Town Administrator Mike Acimovic provided the Board with a draft lease between the Town of Erie and Arapahoe Ridge for the use and maintenance of the clubhouse, pool, public restroom and other indicated amenities. Monica agreed to contact Mike to request the following:

- a. The right to exercise the lease extension for an expiration date of May 31, 2007.
- b. The ability of the Town to waive all permits fees related to the construction of the public restroom.
- c. Revision of the leased premises map, exhibit "A" to exclude the park sidewalks.
- d. Further definition of the required repairs and time frame allotted.

The Board asked Hammersmith Management to forward a copy of the drafted lease to HindmanSanchez for review.

Clubhouse and Pool Maintenance – Quinn Rathert from Reconstruction Experts, Inc. was in attendance to review the proposal submitted for clubhouse and pool repair and maintenance items. He reviewed the proposal in detail with the Board and answered any questions or concerns. In addition, he indicated that two (2) bids were obtained in addition to the Reconstruction Experts bid.

The Board reviewed the proposal in detail and visited specific areas of the clubhouse that require maintenance.

A motion was made and seconded to approve the following items listed in the proposal. The motion carried.

- a. Repair the inoperable fans in the restrooms on the lower level.
- b. Repair the HVAC system.
- c. Remove and replace all three (3) toilets on the lower level.
- d. Powerwash the clubhouse exterior.
- e. Remove the graffiti on the west exterior wall of the clubhouse.
- f. Regrout the shower tiles in the lower restrooms.
- g. Remove the existing vinyl flooring on the lower level and replace with an epoxy sand/silica mixture.
- h. Replace the concrete near the kids pool, which has a created a trip hazard from heaving.
- i. Repair tile in the adult pool.

NEW BUSINESS

Design Review Committee - After months of continuing communication challenges between the Board, the Committee and the Management Company and continuous unaccomplished tasks by the Committee, the Board reviewed composition of the Design Review Committee. In an effort to both smooth DRC operations and allow for other interested community members to participate in the functions of the Committee, the Board agreed to remove existing and appoint new members to the Committee. A motion was made and seconded to remove Carol Carvalho and Dave Bach from the Committee. The motion carried unanimously. A second motion was made and seconded to appoint Laura Trezoglou and Christine Weber to the Committee. The motion carried unanimously.

ADJOURNMENT

The meeting adjourned at 11:15 p.m. The next regular Board of Directors meeting has been scheduled for May 21, 2007 at 7:00 pm at the Arapahoe Ridge Clubhouse.