

Arapahoe Ridge Homeowners Association

Board of Directors Meeting

May 21, 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, Christine Ferguson and Ronda Grassi. Community Association Manager Gwen Rohrer, CMCA, AMS was present representing Hammersmith Management.

OPEN FORUM

Nicole Jenkins, 1669 Walker Street, was in attendance to appeal her architectural denial for paint colors. The request was denied, as the color combination in conjunction with the location of each color, body, trim and accent are not on the approved paint palette. The colors are very similar to colors on the paint palette and other colors in the neighborhood. Nicole indicated that she had a representative from Guiry's review her paint color choices, and they were in favor of the colors. The Design Review Committee also indicated that they were in support of the colors.

The Board carefully reviewed Nicole's appeal and supporting documentation. A motion was made and seconded to approve the application, contingent upon reviewing feedback from the Design Review Committee. The motion carried unanimously. The Board noted that if Nicole did not hear from the Board in 24-hours, the application is automatically approved.

Rick and Lynn Williams, 2834 Odell Drive, were in attendance to appeal their architectural denial for a fence. They replaced an existing fence with the addition of adding an angle to increase the line of sight for cars turning the curve. They indicated that the previous fence was dangerous and they have witnessed many cars screeching around the corner to avoid other traffic and pedestrians. The new fence line significantly improves line of sight problems that have existed since the fence was put in place in 1999, without compromising overall appearance of the community. There is not only the Odell traffic, but also turns onto/from Hunt Court and onto/from Prince Circle.

The Board carefully reviewed the William's appeal and supporting documentation. A motion was made and seconded to approve the application, contingent upon reviewing feedback from the Design Review Committee. The motion carried unanimously. The Board noted that if they did not hear from the Board in 24-hours, the application is automatically approved. In addition, the Board informed the homeowners that if the appeal had been denied, they would have been required to implement the original design. The homeowners should not use the appeal process as an "ask for forgiveness later rather than receive approval first" outlet.

APPROVAL OF PREVIOUS MEETING MINUTES

The April meeting minutes were reviewed. A motion was made and seconded to approve the minutes from the April 16, 2007 meeting as written. The motion carried unanimously.

SPECIAL GUEST

Phil Holmes and Kim Ellingson were in attendance from Carousel Pools to discuss pool procedures, as the pool is scheduled to open Memorial Day weekend. Shaun O'Reilly, ARHOA Pool Committee Chair was also in attendance.

1. Of twenty-four (24) umbrellas, sixteen (16) are broken. The Board asked Carousel to provide contact information for a company that sells commercial grade umbrellas.
2. Minor leaks in the pump room have been repaired. In addition, the wader heat exchanger and pump had to be replaced.
3. The Board agreed that the pool shall be kept at a temperature of 80 to 82-degrees for the season.
4. The Board asked Carousel to have someone on-site prior to 10:00 a.m. on pool opening day to address any problems that may arise.
5. Carousel reviewed the escalation plan for problems at the pool.
6. Carousel reviewed the process for homeowners with clubhouse reservations who need additional guards. The homeowners are billed directly for the extra guards.
7. Carousel will forward the swimming lessons flyer to Hammersmith Management to post at the Association's website.

The Board discussed issues the Association had with the previous pool maintenance company, including dirty restrooms, extreme contact and dependence on the Pool Committee Chair and lack of leadership from the lifeguards on duty.

FINANCIALS

Financial Statements – The financial statements for the period ending April 30, 2007 were presented to the Board for review. The US Bank operating account had a balance of \$84,668.78 and the First Bank operating accounts \$103,130.36. The US Bank reserve account had a balance of \$41,262.99. Total reserve funds were \$633,837.79. Total assets for the month were \$830,866.47.

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

UNFINISHED BUSINESS

Town of Erie Lease –Town Administrator Mike Acimovic provided the Board with an updated 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 and Gwen attended a meeting with Mike on April 16, 2007 to request several changes to the lease. Most of the requested items were addressed with the exception of the following:

1. The parking lot would need to be returned to the Town in "as new" condition in order to have it removed from the lease as a maintenance item of the Association. "As new" has been defined by the Town as repaving and re-stripping the parking lot.
2. Structural concerns with maintenance and replacement of accepting the clubhouse "as is".

After several months of negotiations with the Town on the lease, Monica indicated that she has addressed all the issues previously raised, with the exception of those above, which she does not have the passion to pursue. She would like to concentrate efforts on agenda items that have been on the table for months. Monica made a motion to designate Ronda as the new contact for the Town and to complete lease negotiations. The motion carried unanimously.

Ronda agreed to contact HindmanSanchez for further review of the items stated above. Monica noted that she had contacted the Town to request a 30/30-extension on the lease and would be in contact with the Town for notification of the new contact, Ronda.

Restroom Extension on Clubhouse – The Board discussed progress on plans for construction of the restroom extension. Ronda noted that the Town recently requested a soils report. After further research she discovered that the Town does not have a soils report on file from when the clubhouse was originally constructed. In fact, they don't have any construction plans or inspection reports on file either. Ronda indicated that Condon Inspection Services, Inc. would be completing the construction on the restroom. The Board was concerned that they have not seen a contract or construction budget for the project and requested that Ronda provide both at the next Board meeting on June 4, 2007. A motion was made and seconded to have Ronda provide both a contract and construction budget for review at the next meeting. The motion carried unanimously.

NEW BUSINESS

Town of Erie Cost Share Program – Diana noted that she met with Jason from Sun and Shade to review tree planting locations and type for the cost share program with the Town of Erie. Jason provided a proposal for a total price of \$10,500. A motion was made and seconded to approve the proposal. The motion carried unanimously. Diana will move forward with submitting the proposal to the Town for approval.

ADJOURNMENT

The meeting adjourned at 9:50 p.m. The next regular Board of Directors meeting has been scheduled for June 18, 2007 at 7:00 pm at the Arapahoe Ridge Clubhouse. The Board will hold an interim meeting on June 4, 2007 at 6:00 pm at the Arapahoe Ridge Clubhouse.