

Arapahoe Ridge Homeowners Association

Board of Directors Meeting

April 15, 2008

MINUTES

CALL TO ORDER

The regular meeting of the Board of Directors was called to order at 6:31 p.m. at 1750 Powell Street. Board members in attendance were Steve Smith, Bill Burnett, Sharleen Bakeman, Mike Dunninger and Ronda Grassi. Community Association Managers Gwen Rohrer, CMCA, AMS and Ginger Cauley, CMCA, AMS were present representing Hammersmith Management.

OPEN FORUM

1867 Williams Court – The homeowners were in attendance to discuss their recently submitted design review application for painting as there was confusion regarding how many colors could be used on the house. Laura Trezoglou from the DRC was in attendance and confirmed that they could use three (3) colors even though their house was originally painted with only two (2) colors. The colors chosen by the homeowners are included in the paint palette and therefore would be approved by the DRC. The Homeowners were asked to formally resubmit a design review request detailing all three (3) color choices for formal approval, however they were given verbal permission to proceed accordingly.

Clubhouse Improvements – Julie Schirmacher, the clubhouse monitor, was in attendance to request the Board consider some improvements for the clubhouse, including painting the interior and deep cleaning the carpets. She would also like the Board to consider purchasing more pool furniture and table umbrellas. Julie offered to inventory the existing pool furniture and prepare a request for the additional items. Hammersmith Management will forward the purchase information from last year to the Board.

APPROVAL OF PREVIOUS MEETING MINUTES

The March 18, 2008 meeting minutes were reviewed and a motion was made and seconded to approve the minutes with the noted typo change. The motion carried unanimously.

FINANCIALS

Financial Statements – The financial statements for the period ending March 31, 2008 were presented to the Board for review. The US Bank operating account had a month-end balance of \$69,985.41. The First Bank operating accounts had a

combined balance of \$39,138.03. The US Bank reserve account had a balance of \$22,081.98. Total reserve funds were \$686,435.27. Total assets for the month were \$837,181.01. Ms. Grassi presented the Board with a spreadsheet detailing all of the current CD accounts and indicated that she setup three (3) new CD accounts with recently matured funds.

Aging Report – Delinquencies reflected a month-end balance of \$19,438.11, a decrease of approximately \$8,048 from the prior month. It was noted there are currently seven (7) accounts with small interest balances of under \$5 and a motion was made and seconded to waive these outstanding balances; motion carried.

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

DRC UPDATE

Marty Saint-Oyant and Julie Stejic were in attendance to discuss with the Board their interest in joining the Design Review Committee. Laura Trezoglou, a current member of the DRC, explained to the Board the Committee's need for additional members. After interviewing the potential members and discussion amongst the Board, a motion was made and seconded to appoint Marty and Julie to the Design Review Committee; motion carried. It was noted, Gary Ferrera, a current member of the DRC, has been absent from several meetings. Mr. Burnett, the Board liaison, offered to ask Gary if he is still interested in serving on the committee and to inform Ms. Saint-Oyant and Ms. Stejic of their appointment to the committee.

The Design Guidelines were presented in the agenda packet for review by the Board. It was again mentioned that the revised guidelines have not been adopted by the Board and should still be reviewed by the DRC for recommendations. Upon review, changes or additions should then be presented to the Board of Directors.

UNFINISHED BUSINESS

Restroom Construction Update – Kerry Condin, the general contractor for this project, reviewed the damaged concrete and indicated the section in question would not be covered under warranty for replacement, as it does not appear to be failing. Instead the damage looks like something large was dropped on the concrete, which caused the chip. Mr. Condin did offer to apply a skim patch over the damaged area to prevent additional chipping. Hammersmith Management has not yet received the bid to mount a trash container inside the restroom and will instead ask Buffalo Maintenance for a bid. The Board also inquired as to whether or not the final Town of Erie inspection has been completed.

Tribunal Hearing – The tribunal hearing was held on April 7, 2008, however during the hearing it was discovered that the Owners never submitted a design review request to the committee for review and/or approval of the structures in dispute. Upon discovery of this information, the hearing was closed and the owners were asked to forward an application to the DRC. The Board asked Hammersmith Management to send thank you letters and \$10 Starbucks gift cards to the homeowners who volunteered to serve on the Tribunal.

2007 Taxes / Year End Audit – The Board reviewed proposals from Biechle & Associates in the amount of \$1,800 and Wiedner & Associates in the amount of \$1,775 to prepare the 2007 State and Federal tax returns and the year-end audit. After discussion, a motion was made and seconded to accept the proposal from Wiedner & Associates; motion carried.

NEW BUSINESS

Removing Tribunal Process – The Board reviewed an email from HindmanSanchez indicating the Association Bylaws could be amended to remove the tribunal process. A motion was made and seconded to proceed with the amendment; motion carried with Ms. Bakeman abstaining from the vote.

Suspend Pool Privileges – The Board reviewed an email from HindmanSanchez indicating the Association does not have the right to suspend pool privileges on delinquent accounts.

Pool Keys – It was agreed that the Association would not proceed with re-keying the pool gate this year.

CORRESPONDENCE & REPORTS

The Board reviewed a letter from the homeowner of 1588 Hays Court expressing concern for her safety over the sport court installed in the backyard of 1585 Hays Court. She has indicated hockey pucks hit the fence at a very high speed and often times go in her backyard causing her nervousness when in her backyard. She has spoken to the Homeowner regarding her concerns, but they have made no attempt to help resolve the situation. The Board agreed to send a letter to the Homeowner of 1585 Hays Court requesting they move the goal net and/or install a large mesh net around the sport court. However, before any letters are sent, Ms. Grassi agreed to talk with both homeowners to see if an amicable resolution could be achieved.

The Board reviewed a request from 2882 Hughes Drive to waive late fees and collection costs incurred on her account. She travels between Florida and Colorado and often times does not receive the bi-annual statements because her address is

not updated. Hammersmith Management reminded the Board that it is the homeowner's responsibility to make sure their mailing address is always up to date so Association information can be received. The Board agreed and therefore a motion was made and seconded to deny her request to waive these fees; motion carried with Ms. Grassi opposed.

The Board reviewed two (2) email requests from Homeowners asking for the Association to consider installing a basketball court in the park. Ms. Grassi indicated that the park belongs to the Town of Erie and they are not interested in allowing a basketball court to be installed. Hammersmith Management will notify the Homeowners accordingly.

Work order and design review reports were provided in the packet for the Board to review. The updated violation report was not available at the meeting and Hammersmith Management will email this to the Board for their review.

ADJOURNMENT

The meeting adjourned at 9:30 p.m. The next regular Board of Directors meeting is scheduled for Monday, May 19, 2008 at 6:30 p.m. at 1750 Powell Street.