

ARAPAHOE RIDGE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

JUNE 17, 2008

CALL TO ORDER

Due to lack of quorum, the meeting could not be called to order. The meeting began at 6:32 p.m. Board Members in attendance were Ronda Grassi and Sharleen Bakeman. In attendance from MSI, LLC was Judi England. Neighborhood Watch Chairperson Scott Hopson was also in attendance.

OPEN FORUM

Erie Police Chief Hall -Chief Hall was in attendance to discuss with the Board the options for traffic monitoring devices. The main concern from the Board was speeding throughout the community. Chief Hall stated there were three basic types of monitors. They range from portable (\$5,000.00 ea.) to solar-mounted (\$8,000.00 ea.) to wired thru a power source (\$14,000.00 ea). The Board had inquired if there were cost-sharing options available and Chief Hall stated there currently were no options. He provided data regarding the numbers of calls to the police for service compared to the number of homes. The percentage for 2007 was under 11 percent. He stated from a police department perspective, he did not feel monitors were needed at this time.

The Board then thanked Chief Hall for attending and providing his information for the Association.

Craig Patterson (2678 Jason Court) -Craig was in attendance to inform the Board of his interest to volunteer for the Board of Directors. He stated he was aware the Board was looking for a fifth member. He then stated he was an original homeowner and would like to be more involved in the community. The Board was pleased with his interest and informed him they would like for him to become a Board member however, due to lack of quorum, the decision to appoint him to the Board would need to take place at the next monthly Board meeting. The Board requested he attend the July 15, 2008 Board of Directors meeting.

Vera & Sergey Prudence (1588 Hays Court) -Vera & Sergey were in attendance to inform the Board that their neighbor at 1585 Hays Court continues to play hockey in their backyard and hockey pucks are still coming over their fence. They reiterated their concerns with safety. Ronda informed the homeowners that she had contacted their neighbor as a courtesy as the issue was a neighbor dispute and not an Association issue. Ronda stated the neighbor had installed a privacy fence as well as a net to help alleviate the flying hockey pucks. Vera said this has not helped. Shar informed the homeowners that she had contacted Jamie Chester with the Erie Police Department and he offered to call both parties to chat with them about the issue.

The Board then thanked Vera and Sergey for attending the meeting.

APPROVAL OF PREVIOUS MINUTES

Due to lack of quorum, the minutes from the May 19, 2008 Board of Director meeting could not be approved. They will be reviewed/approved at the July 15, 2008 meeting.

MANAGER'S UPDATE

Financials –The Association's financial statements could not be reviewed as the final documents had not been processed from Hammersmith Management.

Chase Bank-\$100,000 CD - Ronda informed the Board she had cashed out the CD and purchased a one-year \$100,000 CD from Chase Bank. She was able to obtain a higher interest rate by opening a checking account for the Association. She opened the account with the CD interest monies. Ronda provided all necessary paperwork to Judi for the Association's financial records.

Delinquencies – As MSI had not received final information on delinquencies; they could not be reviewed at this time.

OLD BUSINESS

- Item: Restroom Construction Update
 - Discussion/Summary: Judi informed the Board she received correspondence from Kerry Condon regarding outstanding issues with the public restroom. He stated he would have all outstanding items completed by the end of the month.
 - Board Decision: No decision needed.
 - Action: No action needed.

- Item: Landscaping Update
 - Discussion/Summary: Shar stated she was working with Mike Dunninger on improvements within the Association.
 - Board Decision: Shar will provide updates at the July 15, 2008 meeting.
 - Action: No action needed.

- Item: Maintenance of Outlying Areas
 - Discussion/Summary: Shar stated she is continuing ongoing discussions with Board members from surrounding Associations. Ronda stated she is currently working with the Board of Trustees and will follow up with the Town of Erie.
 - Board Decision: They will provide an update at the July 15, 2008 meeting.
 - Action: No action needed.

- Item: Tribunal Process
 - Discussion/Summary: Judi stated she had not yet received the Directed Proxy for the Limited Amendment to the Bylaws to remove the Tribunal Process but should have it for the July 15, 2008 Board meeting.
 - Board Decision: The Board stated as the amendment to the Bylaws will not occur until the Annual meeting, the proxy could be reviewed at a future meeting.
 - Action: No action needed.

NEW BUSINESS

- Item: Signature Cards
 - Discussion/Summary: The Board was provided new signature cards for the Association's accounts.
 - Board Decision: All members had signed the form in the appropriate places.
 - Action: Judi stated she would provide the signature cards to the appropriate parties.
- Item: 4th of July Party
 - Discussion/Summary: Mike Dunninger had informed the Board he still had not received volunteers to organize the 4th of July party.
 - Board Decision: Shar stated she would follow up with Mike and request he create an article for the Association's website.
 - Action: No action needed.
- Item: Tennis Clinics
 - Discussion/Summary: Judi had provided e-mail correspondence from Trish Marino inquiring if the Board would authorize her to offer tennis lessons for the community.
 - Board Decision: The Board stated as the courts are owned by the Town of Erie they could not authorize lessons and she would need to contact the Town of Erie.
 - Action: The Board requested Judi contact Trish with the information.
- Item: Volleyball Net
 - Discussion/Summary: The Board had received correspondence from homeowner Mark Meyer inquiring if he could purchase a new net and boundary lines. He requested the Board provide the funds prior to purchase. He stated he thought the cost would be approximately \$250.00.
 - Board Decision: After discussion the Board determined this would be a benefit to the Association and authorized Mark to continue forward.
 - Action: Judi stated she would contact Mark requesting a specific amount for the purchase and issue a check accordingly for the Board to sign.
- Item: 1835 Bell Drive -Overnight Parking
 - Discussion/Summary: Correspondence was received from the homeowner requesting the Board allow his relative to park on the street in front of his home due to medical reasons.
 - Board Decision: After discussion, the Board authorized the overnight street parking.
 - Action: Judi stated she would contact the homeowner with the Boards approval.

- Item: Design Guidelines
 - Discussion/Summary: Judi inquired with the Board if they had reviewed the Design Review Committee's requested changes to the Design Guidelines.
 - Board Decision: The Board stated they had not received the requested changes. Judi provided a copy of the paperwork she received from Hammersmith Management that appeared to be the original draft. As all Board members were not present, the proposed revisions could not be reviewed.
 - Action: The Board members present will provide copies to the absent Board members. This item will be discussed at the July 15, 2008 meeting.

- Item: Oil Well Drilling
 - Discussion/Summary: Sharleen stated she was informed the oil well drilling would begin soon.
 - Board Decision: No decision needed.
 - Action: Shar said she will request the community flyer regarding the drilling from EnCana so that it can be put on the Association's web site.

- Item: Maintenance of 111th Avenue
 - Discussion/Summary: The Board stated there were no updates as of the meeting.
 - Board Decision: No decision needed.
 - Action: No action needed.

- Item: Board Member Appointment
 - Discussion/Summary: The Board re-capped the interest from Craig Peterson to serve on the Board.
 - Board Decision: Due to lack of quorum, a decision could not be made whether to appoint Craig to the Board.
 - Action: This item will be addressed at the July 15, 2008 Board meeting.

NEWSLETTER ITEMS

- Community updates

REVIEW OF INVOICES / SIGNING OF CHECKS

There were no checks to be signed.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be held Tuesday July 15, 2008 beginning at 6:30 p.m. at the Community Clubhouse.

ADJOURNMENT

With no further business to discuss, the meeting ended at 8:38 p.m.