

ARAPAHOE RIDGE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

JULY 15, 2008

SUBJECT TO BOARD APPROVAL

CALL TO ORDER

The meeting was called to order at 6:32 p.m. Board Members in attendance were Steve Smith, Ronda Grassi & Sharleen Bakeman. In attendance from MSI, LLC was Judi England.

OPEN FORUM

There were no homeowners present for the Open Forum session.

APPROVAL OF PREVIOUS MINUTES

The minutes from the June 17, 2008 meeting were approved with the following changes. Shar Bakeman needs to be changed to Sharleen Bakeman. Under New Business: Oil Drilling - Remove the comments from Discussion/Summary and replace with: Sharleen stated she was informed the oil well drilling would begin soon.

MANAGER'S UPDATE

Financials – The Board reviewed the Financials for the month of June 30, 2008. Judi stated the Association's Beginning Cash Balance was \$118,343.56. Expenses were \$40,148.83 with an Ending Cash Balance of \$97,766.02. Judi reviewed each financial report with the Board.

Delinquencies – Judi reviewed the delinquency report ending June 30, 2008 with the Board. She informed the Board that the home at 1705 Holeman Drive was foreclosed upon and once the Superlien was received, the remaining balance would need to be written off to Bad Debt. In addition she stated the home at 2688 Jason Court has a new owner and any outstanding assessments from the prior owner will also need to be written off to Bad Debt. She then stated she would provide an update to the Board at the August meeting in case additional funds were received prior to writing off the outstanding balances.

OLD BUSINESS

- Item: Restroom Construction Update
 - Discussion/Summary: Ronda stated she had spoken to Kerry Condon and was informed he had contacted F.R.P. and was informed they have all items under warranty.
 - Board Decision: The Board requested Judi contact Kerry requesting a timeframe for review.
 - Action: Judi stated she would contact Kerry again with the Board's request.

- Item: Landscape Update
 - Discussion/Summary: Sharleen stated she met with Mike Dunninger to review plans for improvements within the Association. She then stated they reviewed the landscape plans and were pleased with the suggestions. The Board inquired if the plans were from Sun and Shade Grounds keeping. Sharleen stated the plans she reviewed were from the initial Association landscape plans.
 - Board Decision: The Board requested Judi contact Sun and Shade requesting they attend the August 19, 2008 Board meeting and present their plans.
 - Action: Judi stated she would contact Jason with the Board's request.

- Item: Maintenance of Outlying Areas
 - Discussion/Summary: Judi provided the revised bid from Sun and Shade to maintain the outlying areas that are to be turned over by the Town of Erie for the Association to maintain.
 - Board Decision: The Board stated they still had concerns with maintaining the Town of Erie's property. Ronda stated she currently is reviewing alternative options. The Board requested Judi contact Sun and Shade requesting they provide a synopsis for maintenance of the areas.
 - Action: Judi stated she would contact Jason with the Board's request.

- Item: Tennis Clinic
 - Discussion/Summary: Judi stated she informed Trish Marino of the Board's response regarding her tennis clinics.
 - Board Decision: No decision needed.
 - Action: No action needed.

- Item: Volleyball Net & Boundary Lines
 - Discussion/Summary: Judi stated she informed Mark Meyer of the Board's approval to continue forward with purchasing a volleyball net & boundary lines.
 - Board Decision: No decision needed.
 - Action: No action needed.

- Item: 1835 Bell Drive – Overnight Parking
 - Discussion/Summary: Judi stated she informed the homeowner of the Board's approval for his relative to park his vehicle on the street overnight while medically needed.
 - Board Decision: No decision needed.
 - Action: No action needed.

NEW BUSINESS

- Item: Design Guidelines
 - Discussion/Summary: Judi had provided copies of the Design Review Committee's requested changes for the Design Guidelines to the Board.
 - Board Decision: The Board reviewed the committee's changes and slightly modified some of the changes. The Board requested Judi complete the changes.

- Action: Judi stated she would provide the information to the appropriate parties for the changes.
- Item: Oil Well Drilling
 - Discussion/Summary: Sharleen had provided a copy of the Encana flyer to the Board which included information on upcoming drilling operations.
 - Board Decision: Sharleen stated she will provide updates received to the Board and request Mike post the information on the Association's website.
 - Action: No action needed.
- Item: Board Member Appointment
 - Discussion/Summary: Craig Peterson was in attendance to discuss the possibility of volunteering for the Board of Directors. Craig stated although he originally thought he would be able to serve on the Board of Directors, he had a scheduling conflict as well as other meetings he attends. He stated he would not be able to serve on the Board at this time.
 - Board Decision: The Board thanked Craig for his original interest. They stated they would continue to contact homeowners for their interest in serving on the Board.
 - Action: No action needed.
- Item: Fine Policy
 - Discussion/Summary: Judi stated, as mentioned via e-mail, the Association's current fine policy states the first fine is \$25.00-\$200.00. She inquired on what determines the amount.
 - Board Decision: After reviewing the Association's fine policy, the Board determined the first fine range should be removed. They authorized the first fine be modified to state \$25.00. The Board requested Judi update their policy.
 - Action: Judi stated she would update the Association records and provide the modified policy to the Board at the August Board meeting for signature.
- Item: Pool Gate/Volleyball Fence
 - Discussion/Summary: Judi stated she received a bid from Mike Merrill to review the pool gate to determine if a metal plate can be installed to help alleviate people sliding cards in to the lock mechanism to gain access, as well as the replacement of a metal post around the volleyball fence. The bid from Mike was in the amount of \$720.00. Judi requested 2 additional bids, but as of the meeting had only received one. The bid was from Rock Property Services in the amount of \$420.00.
 - Board Decision: The Board will review the bids via e-mail once received.
 - Action: Judi stated once the third bid was received she will e-mail the information to the Board for their review.
- Item: Pool Concerns
 - Discussion/Summary: Judi stated various e-mails were sent regarding concerns from the Board as well as homeowners. Judi stated she contacted both Carousel Pools and Hindman Sanchez (Association's legal counsel). Of the concerns presented the majority

have been/are being corrected. One item that needed to be addressed, per Hindman Sanchez, was the removal of the "No lifeguard on duty" sign as the pool is lifeguarded.

- Board Decision: Steve said he would review the sign to determine if it could easily be removed. If not, Judi stated she would request a contractor remove it.
 - Action: Steve will inform the Board of the sign removal.
- Item: Tree Replacement – 111th Avenue
- Discussion/Summary: Judi stated, as mentioned via e-mail, the Board requested a proposal to remove/replace the dead and nearly dead trees on 111th Avenue. Judi provided the bid received from Sun and Shade to the Board. The bid was in the amount of \$390.00.
 - Board Decision: After discussion, a motion was made seconded and passed unanimously to approve the bid from Sun and Shade. The Board requested Judi contact them with their approval.
 - Action: Judi stated she would contact Sun and Shade with the Board's approval and signed proposal.

NEWSLETTER ITEMS

- Volleyball Court Maintenance

REVIEW OF INVOICES / SIGNING OF CHECKS

The checks were signed per their attached invoices.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be Tuesday, August 19, 2008 beginning at 6:30 p.m. at the Community Clubhouse.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:37 p.m.