

# **ARAPAHOE RIDGE HOMEOWNERS ASSOCIATION, INC.**

## **BOARD OF DIRECTORS MEETING MINUTES**

**OCTOBER 22, 2008**

### **CALL TO ORDER**

The meeting was called to order at 6:10 p.m. Board Members in attendance were Steve Smith, Karrie Bach, Ronda Grassi, Mike Dunninger, and Sharleen Bakeman. In attendance from MSI, LLC was Judi England.

### **OPEN FORUM**

There were no homeowners present for Open Forum.

### **APPROVAL OF PREVIOUS MINUTES**

The minutes from the September 16, 2008 Board of Directors meeting were approved with the following change: Next Meeting Date -day needs to be changed to Wednesday.

### **MANAGER'S UPDATE**

Financials – The Board reviewed the Financials for the month of September 30, 2008. Judi stated the Association's Beginning Cash Balance was \$121,975.29. Expenses were \$41,036.89 with an Ending Cash Balance of \$94,170.53. There were no major questions regarding the financials.

Delinquencies – Judi reviewed the Delinquency Report ending September 30, 2008 with the Board. She informed the Board the lien had been purchased for 2682 Jason Court by an investor. She stated additional monies, over and above the outstanding assessments, were paid and the additional monies would be transferred into the Association's reserve account.

### **OLD BUSINESS**

- Item: Landscaping Update
  - Discussion/Summary: Ronda had requested an additional landscape contractor attend the meeting however due to time constraints she will ask them to attend a future Board meeting.
  - Board Decision: No decision needed.
  - Action: Ronda will contact the additional landscape contractor requesting they attend a future Board meeting.
  
- Item: Maintenance of Outlying Areas
  - Discussion/Summary: Steve had provided the Board information he received from the Town of Erie regarding Evapotranspiration "ET" irrigation clocks. Judi had contacted Sun and Shade inquiring if this type of clock would work with the current irrigation

system. He had stated it currently takes over 20 hours to irrigate all of the common area and felt an ET clock may not work.

- Board Decision: Steve stated he would contact the Town of Erie requesting additional information.
- Action: Steve will contact the Town of Erie requesting additional information.
  
- Item: Replacement Trees
  - Discussion/Summary: Judi stated the installation of the replacement trees had been completed.
  - Board Decision: No decision needed.
  - Action: No action needed.
  
- Item: Website
  - Discussion/Summary: Mike stated he had contacted Laura Moss and finalized any questions he had.
  - Board Decision: No decision needed.
  - Action: No action needed.
  
- Item: Reserves Plan
  - Discussion/Summary: Judi provided a draft copy of the plan to the Board. Ronda inquired how the numbers were calculated. Judi stated the dollar values were provided thru the Association's reserve study completed in 2005 and adjusted accordingly.
  - Board Decision: Ronda stated she thought the plan would incorporate more specifics and requested Judi contact the reserve's specialist asking him to contact her for further information.
  - Action: Judi stated she would request Gary Duke contact Ronda.
  
- Item: Annual/Budget Ratification Meeting
  - Discussion/Summary: Judi re-capped that the meeting will begin at 7:00 p.m. Copies of the budget & prior Annual meeting minutes will be provided to the homeowners.
  - Board Decision: No decision needed.
  - Action: No action needed.

### **NEW BUSINESS**

- Item: 2009 Budget
  - Discussion/Summary: Judi stated the Board-approved budget was included in the Notice mailing.
  - Board Decision: No decision needed.
  - Action: No action needed.

### **NEWSLETTER ITEMS**

- Annual Meeting Update
- New Board Member

### **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, November 18, 2008 beginning at 6:00 p.m. at the Community Clubhouse.

**ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 6:47 p.m.