

ARAPAHOE RIDGE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

JANUARY 21, 2009

CALL TO ORDER

The meeting was called to order at 6:04 p.m. Board Members in attendance were Ronda Grassi, Mike Dunninger, Karrie Bach, Michele Leffler and Trent Turner. In attendance from MSI, LLC was Judi England.

OPEN FORUM

Landscape Committee -Committee Chairperson, Nancy Welch was in attendance to present the design plans provided by Innovative Outdoor Designs. The plans addressed plantings around all signs/monuments as well as areas around the clubhouse. The Board was pleased with the detailed information and stated they wanted to continue forward. They informed Nancy the contract provided from Innovative Outdoor Designs will be reviewed in further detail.

The Board then thanked Nancy for all of the information.

APPROVAL OF PREVIOUS MINUTES

The minutes from the December 16, 2008 meeting were approved as written.

MANAGER'S UPDATE

Financials – The Board reviewed the Financials for the month of December 31, 2008. Judi stated the Association's Beginning Cash Balance was \$59, 053.05. Expenses were \$18,527.08 with an Ending Cash Balance of \$51,971.83. There were no major questions regarding the financials.

Delinquencies – Judi reviewed the Delinquency Report ending December 31, 2008 with the Board. She informed the Board there currently are seven homeowners that have been turned over to the attorney for delinquent assessments. Judi provided the updated status report to the Board.

OLD BUSINESS

- Item: Landscaping Update
 - Discussion/Summary: The Board recapped the information received from Innovative Outdoor Designs. The proposal for purchase and installation was \$21,690.57. The contractor can provide maintenance of the new plantings for an additional cost of \$25.00 per month for ten months.
 - Board Decision: After discussion, a motion was made, seconded, and passed unanimously to approve the contract from Innovative Outdoor Designs.

- Action: Ronda will provide the approved contract to the contractor as well as provide a copy to Judi.
- Item: Maintenance of Outlying Areas
 - Discussion/Summary: Ronda stated she had provided the pictures of damage to the areas that need to be addressed/repared to the Mayor and Town Administrator. They are reviewing the documents and will contact Ronda with their plans.
 - Board Decision: No decision needed.
 - Action: Ronda will provide an update at the February 17, 2009 Board meeting.
- Item: Reserves Plan
 - Discussion/Summary: Ronda stated she had not yet scheduled a meeting with Gary Duke but would do so within the next week.
 - Board Decision: No decision needed.
 - Action: No action needed.
- Item: 2007 Review
 - Discussion/Summary: Judi provided copies of the final Review from Weidner & Associates to the Board.
 - Board Decision: No decision needed.
 - Action: No action needed.
- Item: Signature Cards
 - Discussion/Summary: Judi stated the signed signature cards were provided to the appropriate parties.
 - Board Decision: No decision needed.
 - Action: No action needed.
- Item: Holiday Lighting
 - Discussion/Summary: Judi stated the lights are to be removed on January 15, 2009.
 - Board Decision: No decision needed.
 - Action: No action needed.

NEW BUSINESS

➤ Item: Fence Stain

Discussion/Summary: Judi provided bids to the Board to stain the entire Association fence. She recapped that the fence was last stained in 2003 by Mountain Woodcare. The bids received to stain one side of the fence were:

- Flying Colors Painting -\$53,485.00
- Rock Property Services -\$65,700.00
- Mountain Woodcare -\$53,700.00

Judi stated both sides of the fence were stained in 2003 and inquired if the Board wanted both sides stained again. They stated due to the costs and issues related to access to homeowners yards, only one side should be stained.

- Board Decision: The Board then stated, due to the cost, they would like to review the fence and possibly address smaller sections over a period of time.
 - Action: Trent stated he would review the fence and provide his suggestions at the February 17, 2009 Board meeting.
- Item: Pool Contractor
- Discussion/Summary: Judi stated she requested three bids for the 2009 season however the third contractor, Wild Iris Recreation, informed her they would not be able to service pools as far north as Erie. A fourth bid had been requested, but as of the meeting had not yet been received.
 - Board Decision: The Board requested Judi provide the bid summary to them prior to the February 17, 2009 Board meeting.
 - Action: Judi stated she should receive the bid within the next few days and would provide a summary to the Board.
- Item: Pool Survey
- Discussion/Summary: The Board reviewed the survey results regarding the pool system maintenance and the possibility of a salt water pool or a UV sanitizer system. The majority of homeowner responses were to research the possibility of a UV sanitizer system.
 - Board Decision: The Board requested Judi contact pool contractors as well as manufacturers of this type of system for additional information.
 - Action: Judi stated she would contact pool contractors as well as manufacturers of the system for additional information.
- Item: Clubhouse Painting
- Discussion/Summary: Judi provided the bids received to paint the interior of the clubhouse. The bids received were:
- Eclipse Painting -\$2,900.00
 - Rock Property Services -\$4,629.00
 - Flying Colors Painting -\$3,450.00
 - Board Decision: After discussion, a motion was made seconded and passed unanimously to approve the bid from Eclipse Painting. The Board requested Judi contact the contractor with their approval.
 - Action: Judi stated she would contact the contractor with the Board's approval.
- Item: Grounds Maintenance/Snow Removal Contract
- Discussion/Summary: Judi provided the bid received from the Association's current contractor, Sun and Shade Groundskeeping. She stated that due to the contractor's knowledge of the recently added forty-five acres of land to be maintained, it would be beneficial to the Association if the contractor remained the same for the initial season. The proposal was in the amount of \$32,920.00. She stated the contract would run thru September 30, 2009.
 - Board Decision: Ronda stated she would like to review the contract in detail and would provide her input prior to the next Board meeting.

- Action: Ronda will review the contract in detail and provide her input prior to the next Board meeting.

NEWSLETTER ITEMS

- Neighborhood Directory

REVIEW OF INVOICES / SIGNING OF CHECKS

The checks were signed per their attached invoices. Ronda requested Judi contact Sun and Shade inquiring on their interpretation of the snow removal specifications for the clubhouse parking lot.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be Tuesday, February 17, 2009 beginning at 6:00 p.m. at the Community Clubhouse.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:40 p.m.