

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

## **BOARD OF DIRECTORS MEETING MINUTES**

**June 16, 2009**

### **CALL TO ORDER**

The meeting was called to order at 6:08 p.m. Board Members in attendance were, Ronda Grassi, Mike Dunninger, Michele Leffler, Karrie Bach, and Trent Turner. 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 May 19, 2009 meeting were approved as written.

### **POOL COMMITTEE**

Members of the committee were not in attendance. The Board discussed the need for additional pool umbrellas and determined no additional were needed for the 2009 season. The Board then discussed the pool key distribution and was pleased with the number of homeowners who picked up keys onsite. Judi stated the remaining keys will be kept at the MSI office and homeowners would still be able to pick up keys.

Karrie stated she was aware that the pool was very busy especially on the weekends. After further discussion, the Board authorized one additional guard on the weekends during the busiest time. Karrie stated she would contact the pool contractor.

### **MANAGER'S UPDATE**

Financials – The Board reviewed the Financials for the month of May 31, 2009. Judi stated the Association's Beginning Cash Balance was \$94,330.64. Expenses were \$22,452.54 with an Ending Cash Balance of \$74,422.84. There were no major questions regarding the financials.

Delinquencies – Judi reviewed the Delinquency Report ending May 31, 2009 with the Board. She informed the Board there currently are nine homeowners that are with the attorney for delinquent assessments. Judi provided the updated status report to the Board.

Covenant Violations – Judi provided the new violation report to the Board. There were no major questions regarding the violations.

## **OLD BUSINESS**

- Item: Maintenance of Outlying Areas
  - Discussion/Summary: Ronda stated that she and representatives from the surrounding Associations are to meet on June 17<sup>th</sup> to discuss additional options continuing forward.
  - Board Decision: No decision needed.
  - Action: Ronda will provide updates to the Board as needed.
  
- Item: Fence Stain
  - Discussion/Summary: Trent stated he had completed the map but did not bring it to the meeting. He stated he would contact Judi within the next few days to review the map.
  - Board Decision: No decision needed.
  - Action: No action needed.
  
- Item: Clubhouse Reservation Procedure
  - Discussion/Summary: Judi recapped that the clubhouse agreement had been modified to include the increased usage fee, and that Trent contacted the homeowners who had made reservations before May 15<sup>th</sup> for a date after July 1<sup>st</sup>, informing them of the increased usage fee.
  - Board Decision: No decision needed
  - Action: No action needed.
  
- Item: Design Improvement Request Procedure
  - Discussion/Summary: Mike created an online program that would allow homeowners to submit their requests online. Judi and the Design Review Committee would receive an e-mail informing them a request had been submitted. The Board was pleased with this option as it could save time and money.
  - Board Decision: No decision needed.
  - Action: No action needed.

## **NEW BUSINESS**

- Item: Community Walk Thru
  - Discussion/Summary: Judi stated letters were mailed to the homeowners that requested extensions due to financial reasons, informing them of the Board's approval. In addition, letters will be mailed to the homeowners who had not responded to their paint violation letter.
  - Board Decision: No decision needed.
  - Action: Judi will mail letters to the homeowners who had not responded to their paint violation letter.

### Item: Clubhouse Water Heater Replacement

- Discussion/Summary: Judi stated the Board-approved bid was submitted to Streamline Plumbing and the heater is to be installed by the end of the week.
- Board Decision: No decision needed.

- Action: No action needed.
- Item: Antennae Installation
  - Discussion/Summary: Judi informed the Board that although the installation of antennas is to be automatically approved by the Design Review Committee, homeowners must submit a request for the suggested location, i.e. not in the front yard.
  - Board Decision: No decision needed.
  - Action: No action needed.
- Item: Neighborhood Directory
  - Discussion/Summary: The Board inquired if it was possible for homeowners to obtain a homeowner e-mail/address list via the MSI website. Judi stated she would contact the website technician and inform the Board accordingly.
  - Board Decision: No decision needed.
  - Action: Judi will contact the website technician with the Boards inquiry.
- Item: Paint Violation – 1725 Powell Street
  - Discussion/Summary: Judi stated she was informed by the Design Review Committee that the homeowner painted his house without submitting a request form. She then stated she had mailed a letter to the homeowner informing him of the violation and received a response call that he would not repaint his home. Judi stated she will continue with the Associations violation policy.
  - Board Decision: No decision needed.
  - Action: Judi will provide updates to the Board as received.

### **NEWSLETTER ITEMS**

- Website
- Clubhouse Procedure
- DIR Procedure

### **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, July 21, 2009 beginning at 6:00 p.m. at the Community Clubhouse.

### **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 8:02 p.m.