

ARAPAHOE RIDGE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

July 21, 2009

CALL TO ORDER

The meeting was called to order at 6:05 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

Carol Carvalho (3299 Cummings Drive) – Carol was in attendance to speak to the Board regarding the violation letter she received for her exterior window blinds. She stated, and provided the approved request, that her exterior window blinds could be installed during the summer. Carol then provided a list of violations in her neighborhood. Judi stated she noted, and letters were mailed for numerous violations in her neighborhood but she would review her list in detail and mail letters accordingly.

The Board then thanked Carol for her attendance and concerns within the community.

POOL COMMITTEE

Members of the committee were not in attendance. The Board discussed the correspondence received from Front Range Recreation regarding pool attendance and the need for an additional lifeguard during the weekdays. The Board had reviewed the attendance numbers on various weekdays and determined the number did not warrant an additional lifeguard. It was noted that there were a few occasions when there were close the maximum residents, per the contractor's maximum number, in the pool but it was not for an extended period of time. The Board stated they would not authorize an additional lifeguard for weekdays. Karrie stated she would contact the contractor. It was then noted that the costs for supplies on the recent invoices seemed excessive. Copies of the invoices will be provided to Karrie and she will contact the contractor for further details.

APPROVAL OF PREVIOUS MINUTES

The minutes from the June 16, 2009 Board of Directors meeting were approved as written.

MANAGER'S UPDATE

Financials – The Board reviewed the Financials for the month ending June 30, 2009. Judi stated the Association's Beginning Cash Balance was \$74,422.84. Expenses were \$32,479.32 with an Ending Cash Balance of \$69,291.55. There were no major questions regarding the financials.

Delinquencies – The Board reviewed the Delinquency Report for the month ending June 30, 2009. It was noted there are eight homeowners that are with the attorney for delinquent assessments. It was also noted that the homeowner at 1571 Hays Court had filed bankruptcy and the outstanding assessment amount of \$47.55 would need to be written off to Bad Debt. The Board unanimously authorized this amount be written of to Bad Debt.

Covenant Violations – The Board reviewed the Covenant Violation report. There were no major questions regarding the violations.

OLD BUSINESS

- Item: Maintenance of Outlying Areas
 - Discussion/Summary: Ronda stated she authorized some of the grasses be mowed off of the main sidewalks. She then stated that she and the representatives from the surrounding Associations are compiling a formal letter to be presented at the Mayor's Meeting on July 29, 2009.
 - 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 as he had left it at his home. Trent stated he would provide the map to Judi after the meeting.
 - Board Decision: No decision needed.
 - Action: Trent will provide the map to Judi.

- Item: Community Walk Thru
 - Discussion/Summary: The Board was informed that letters were mailed to the forty-four homeowners who had not yet responded to the requirement to paint their homes. As of the meeting, there were thirty-two homeowners who had not responded. Judi stated she would mail the next letter, which would be a fine threat letter, to those homeowners with the Board's approval.
 - Board Decision: The Board authorized Judi to continue forward.
 - Action: The additional letters will be mailed to the homeowners who had not yet complied.

NEW BUSINESS

- Item: Neighborhood Directory
 - Discussion/Summary: This item will be discussed at the September meeting.
 - Board Decision: No decision needed.
 - Action: No action needed.

- Item: 1725 Powell Street -Painting Violation
 - Discussion/Summary: The Board was informed that the homeowner still has not complied and fine letters are continuing to be mailed to him.
 - Board Decision: No decision needed.
 - Action: Judi will provide any updates received to the Board.

NEWSLETTER ITEMS

- Clubhouse Rules
- Annual Meeting

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 18, 2009 beginning at 6:00 p.m. at the Community Clubhouse.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 7:52 p.m.