

ARAPAHOE RIDGE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

October 20, 2009

CALL TO ORDER

The meeting was called to order at 6:15 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 the Open Forum session.

POOL COMMITTEE

Pool Season Review – Judi recapped that she received confirmation from Front Range Recreation that they will attend the November Board meeting and provide a report for the 2009 pool season.

APPROVAL OF PREVIOUS MINUTES

The minutes from the September 15, 2009 Board of Directors meeting were approved as written.

MANAGER'S UPDATE

Financials – The Board reviewed the Financials for the month ending September 30, 2009. Judi stated the Association's Beginning Cash Balance was \$95,275.32. Expenses were \$29,310.19 with an Ending Cash Balance of \$72,385.52. There were no major questions regarding the financials.

Delinquencies – The Board reviewed the Delinquency Report ending September 30, 2009. It was noted there are six homeowners that are with the attorney for delinquent assessments.

Covenant Violations – The Board reviewed the Covenant Violation report. There were no major questions regarding the violations. Judi then stated the homeowner at 3282 Billington Drive requested the fines on her account for lawn maintenance be waived as her renter was unable to maintain the lawn. The Board stated as the homeowner was aware of the violation long before fines were assessed, and the lawn still was not maintained, the fines would remain on her account. Judi stated she would contact the homeowner informing her of the Board's decision.

OLD BUSINESS

- Item: Maintenance of Outlying Areas
 - Discussion/Summary: Ronda stated there were no resolutions as of the meeting.
 - Board Decision: No decision needed.
 - Action: Ronda will provide updates to the Board as needed.

- Item: Fence Stain
 - Discussion/Summary: Judi stated she was waiting on the bid from Mountain WoodCare as they had stained the fence prior.
 - Board Decision: No decision needed.
 - Action: Judi will provide the bid to the Board at the November meeting.

- Item: Community Walk Thru
 - Discussion/Summary: The Board was informed that letters were mailed to the six homeowners who still had not yet responded to the requirement to paint their home. As of the meeting, there were three homeowners who still had not responded. Judi stated she would mail the third fine letter to those homeowners with the Board's approval.
 - Board Decision: The Board requested Judi create a special letter informing the homeowners that they would be allowed an extension until June 2010 if they provided correspondence with the request. The letter will also state that if they do not, the additional fine will be assessed.
 - Action: Judi will create and mail the Board-requested letter.

- Item: 1725 Powell Street – Paint Violation
 - Discussion/Summary: Judi stated, as of the meeting, the homeowner still has not submitted a correctly completed Design Improvement Request form and additional letters are mailing to him.
 - Board Decision: No decision needed.
 - Action: Judi will continue to mail violation letters to the homeowner if she did not receive the correctly completed form within the next week.

- Item: Clubhouse Usage Policy
 - Discussion/Summary: The Board was to finalize the decision of clubhouse usage fees for organizations however made the decision that this would be discussed further at the November Board meeting, when all Board members would be in attendance.
 - Board Decision: No decision needed.
 - Action: This item will be discussed further at the November Board meeting.

- Item: Neighborhood Directory
 - Discussion/Summary: Trent had not had the opportunity to create a requirement document for creating an online directory but would provide it to Mike by November 13, 2009.
 - Board Decision: No decision needed.
 - Action: Trent will create a requirement document and provide it to Mike.

- Item: 2010 Budget
 - Discussion/Summary: Judi stated a summary of the Board-approved budget was mailed to the homeowners along with the Budget Ratification Meeting Notice.
 - Board Decision: No decision needed.
 - Action: No action needed.

- Item: Annual Meeting
 - Discussion/Summary: Judi recapped that the meeting will begin at 7:00 p.m. and the terms for Karrie, Trent, and Mike will be completed.
 - Board Decision: No decision needed.
 - Action: No action needed.

NEW BUSINESS

- Item: Trash Removal Bids
 - Discussion/Summary: Judi informed the Board she received bids from Allied Waste and Waste Management. She stated the fee from the Association's current contractor; Waste Connections, is lower than the bids received.
 - Board Decision: Ronda stated she will be meeting with a representative from Waste Connections to discuss the current contract.
 - Action: Ronda will meet with a representative from Waste Connections to discuss the current contract.

- Item: Design Review Committee – Board Liaison
 - Discussion/Summary: Due to time constraints this item will be discussed at the November Board meeting.
 - Board Decision: No decision needed.
 - Action: This item will be discussed at the November Board meeting.

NEWSLETTER ITEMS

- Annual Meeting Update

REVIEW OF INVOICES / SIGNING OF CHECKS

The checks were signed per their attached invoices

NEXT MEETING DATE, TIME & LOCATION

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

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 6:52 p.m.