

ARAPAHOE RIDGE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

March 16, 2010

CALL TO ORDER

The meeting was called to order at 6:02 p.m. Board Members in attendance were Ronda Grassi, Mike Dunninger, Michele Leffler, Dan Schneider, and Trent Turner. Homeowners in attendance were Byron Gohl, Pete LaBella, Theresa Grondin, Marti Saint-Oyant, Amber Goddard, and Chris Butt. In attendance from MSI, LLC was Judi England.

OPEN FORUM

Pete LaBella (1755 Holeman Drive) – Pete was in attendance to discuss the shed he installed in his backyard. Pete had received a letter informing him his shed was not allowed as it is metal and they are not allowed in the Association. Pete provided signatures from surrounding neighbors that they did not have an issue with the shed. The Board stated although there were no complaints from his surrounding neighbors, metal sheds are not allowed within the Association and he must remove the shed. Pete stated he would remove the shed.

The Board thanked Pete for his attendance.

APPROVAL OF PREVIOUS MINUTES

The minutes from the February 16, 2010 Board of Directors meeting were approved as written.

MANAGER'S UPDATE

Financials – The Board reviewed the Financials for the month ending February 28, 2010. Judi stated the Association's Beginning Cash Balance was \$159,681.19. Expenses were \$23,044.16 with an Ending Cash Balance of \$154,505.22. There were no major questions regarding the financials.

Delinquencies – The Board reviewed the Delinquency Report ending February 28, 2010. It was noted there are twelve 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, however the Board requested trash can violation letters only be mailed if a complaint is received.

OLD BUSINESS

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

- Item: Fence Stain
 - Discussion/Summary: Judi stated the project had started and the contractor stated it would be completed with the next few days weather permitting.
 - Board Decision: No decision needed.
 - Action: No action needed.

- Item: 1725 Powell Street – Paint Violation
 - Discussion/Summary: Judi stated there were no new updates regarding the violation/fines.
 - Board Decision: No decision needed.
 - Action: Updates will be provided to the Board when received.

- Item: Neighborhood Directory
 - Discussion/Summary: Mike and Trent stated there was no new information.
 - Board Decision: No decision needed.
 - Action: Updates will be discussed at the April meeting.

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

- Item: Landscaping (Pool Area)
 - Discussion/Summary: Ronda recapped that the contractor had started the project at the pool. She stated they provided a bid to add topsoil where the trees were removed as large holes were left behind due to the root mass. The bid was in the amount of \$1,310.97.
 - Board Decision: After discussion, the Board authorized the bid.
 - Action: The Board-approved bid will be provided to the contractor.

- Item: 1885 Morris Court – Painting Violation
 - Discussion/Summary: Four members of the Design Review Committee were in attendance to discuss the denial of the homeowners paint request. Judi stated she mailed a letter to the homeowner in December informing her of the denial, but did not specify the requirements to comply as she had not received a decision from the Board.
 - Board Decision: After discussion, the Board determined the homeowner must repaint her home within eighteen (18) months from receiving the letter.

- Action: Judi will mail a letter to the homeowner with the Board's decision.
- Item: Exterior Restroom Maintenance
 - Discussion/Summary: The Board recapped that there still are issues with freezing pipes in the restroom.
 - Board Decision: Various items were discussed and it was determined that installing heat tape would be the next option. Dan stated he would be able to install the heat tape. The Board authorized Dan to complete the installation.
 - Action: Dan will install heat tape around the pipes on the maintenance side of the restroom.
- Item: Clubhouse Usage/Insurance Coverage
 - Discussion/Summary: Judi stated the insurance requirement was removed by Mike and the revised document had been posted on the website.
 - Board Decision: No decision needed.
 - Action: No action needed.

NEW BUSINESS

- Item: Clubhouse Wi-Fi
 - Discussion/Summary: Mike stated he received various comments from homeowners interested in signing up for free Wi-Fi to be used at the clubhouse and pool area.
 - Board Decision: The Board discussed the annual cost for the homeowners interested in signing up. Mike stated the Wi-Fi installation in the clubhouse should be completed by April 30, 2010.
 - Action: Mike will continue with the set-up.
- Item: 2010 Pool Contract
 - Discussion/Summary: Judi had provided the proposed contract from Front Range Recreation for the 2010 pool season to the Board.
 - Board Decision: Although the overall contract price was in line with the budget, Ronda was concerned with the costs proposed for the chemicals to be used in the pool. Ronda requested Judi provide contact information to her for Front Range Recreation so she can express her concerns and negotiate a lower cost.
 - Action: Contact information will be provided to Ronda.
- Item: Clubhouse Locks
 - Discussion/Summary: Judi stated she requested Arvada West Lock & Key review all of the locks and was informed they can be re-keyed so there will only be 3 keys for all doors in the clubhouse and pool area. She requested an additional bid from Kaiser Lock & Key. The bid from Arvada West Lock & Key was in the amount of \$184.30 and the bid from Kaiser Lock & Key was in the amount of \$296.75.
 - Board Decision: The Board was concerned with the higher cost from Kaiser Lock & Key and requested Judi contact them inquiring if they could lower their bid.
 - Action: Judi will contact them and inform the Board via e-mail.

- Item: Paint Extension Letters
 - Discussion/Summary: Judi stated reminder letters were mailed to the homeowners (23) who received Board authorization to paint their homes by June 30, 2010. She received correspondence from the homeowner at 2882 Hughes Drive that she still is unable to repaint due to family health issues that she is involved with.
 - Board Decision: After discussion, the Board authorized an additional extension until June 30, 2011.
 - Action: The homeowner will be informed of the Board's decision.

- Item: Tree Incentive Program
 - Discussion/Summary: Ronda received correspondence from the Town of Erie that the Board of Trustees approved the continuation of the Tree Incentive Program in 2010. She stated she contacted Sun and Shade requesting their input as to the possible locations for new trees.
 - Board Decision: No decision needed.
 - Action: No action needed.

- Item: Energy Efficiency
 - Discussion/Summary: Due to time constraints, this item will be discussed further at the April meeting.
 - Board Decision: No decision needed.
 - Action: No action needed.

- Item: Pool Rules
 - Discussion/Summary: The Board stated the pool rules need to be updated and a new sign created.
 - Board Decision: The Board stated the Pool Committee should review the rules and provide their input.
 - Action: Michele will contact both Shaun O'Reilly and Julie Schirmacher.

NEWSLETTER ITEMS

- Upcoming Events
- Clubhouse Wi-Fi
- Exterior Improvements
- Pool Landscaping

WEBSITE ITEMS

No items at this time

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, April 20, 2010, beginning at 6:00 p.m. at the Community Clubhouse.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:06 p.m.