

ARAPAHOE RIDGE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

April 20, 2010

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, and Dan Schneider. Homeowners in attendance were Kate Smith, Wendi Hinrichs, and Craig Maierhofer. In attendance from MSI, LLC was Judi England.

OPEN FORUM

Kate Smith/Wendi Hinrichs – Kate and Wendi were in attendance to discuss the possibility of installing a slide at the pool. They provided various details and said the cost would be between \$15,000 and \$20,000 depending on the size. The Board stated they would need another bid, but due to the timing, a slide would not be able to be installed for the 2010 pool season. Kate stated she would research an additional bid for the Board to review.

Craig Maierhofer – Craig was in attendance inquiring what additional steps he should take to request the usage of the Erie Park adjacent to the clubhouse for an overnight neighborhood camp out. The Board stated as the Association does not own the park; he should contact Jill Wait with the Town of Erie for further direction.

POOL COMMITTEE

Ronda stated that she and Julie Schirmacher will purchase additional tables, chairs and/or umbrellas prior to pool opening.

APPROVAL OF PREVIOUS MINUTES

The minutes from the March 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 \$154,505.22. Expenses were \$18,688.52 with an Ending Cash Balance of \$142,105.05. There were no major questions regarding the financials.

Delinquencies – The Board reviewed the Delinquency Report ending March 31, 2010. It was noted there are eleven 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.

OLD BUSINESS

- Item: Maintenance of Outlying Areas
 - Discussion/Summary: Ronda stated she spoke to Barry Myhr (Noble Energy) confirming that they will mow and control weeds around their sites. She also stated the farmer that cut the grasses in the outlying areas would do so again this year.
 - Board Decision: No decision needed.
 - Action: No action needed.

- Item: 1725 Powell Street – Paint Violation
 - Discussion/Summary: Judi had provided the lawsuit information to the Board via email. The Complaint required the homeowner submit new plans for painting his home within thirty (30) days, and after approval from the Design Review Committee will have an additional thirty (30) days to repaint his home.
 - Board Decision: The Board signed the Verification of Complaint.
 - Action: The signed Verification of Complaint will be provided to the attorney.

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

- Item: Landscaping (Pool Area)
 - Discussion/Summary: Ronda stated there were no new updates.
 - Board Decision: No decision needed.
 - Action: No action needed.

- Item: 1885 Morris Court – Painting Violation
 - Discussion/Summary: Judi recapped that the homeowner filed an appeal, which was forwarded to the Board, and will attend the May meeting.
 - Board Decision: No decision needed.
 - Action: No action needed.

- Item: Exterior Restroom Maintenance
 - Discussion/Summary: Mike Dunninger reviewed the restroom lock to determine why it was not locking properly. He found that the battery pack used for the lock was corroded. Kaiser Lock and Key provided a new battery pack and the lock is now working.
 - Board Decision: No decision needed.
 - Action: No action needed.

- Item: Clubhouse Wi-Fi
 - Discussion/Summary: Mike stated the Wi-Fi will now be available in the clubhouse thru Qwest.
 - Board Decision: The Board determined homeowners interested would pay \$10.00 per year for the service.

- Action: Mike will place an article in the upcoming newsletter.
- Item: Clubhouse Locks
 - Discussion/Summary: Judi recapped that the Board authorized the bid from Arvada West Lock & Key and the re-key had been completed. She provided copies to the Board as well as specified committee members and contractors.
 - Board Decision: No decision needed.
 - Action: No action needed.
- Item: Paint Extensions/Drive Thru
 - Discussion/Summary: Judi stated homeowners who received the paint extensions are beginning to submit their requests to paint. She then stated a drive-thru needs to be scheduled with the Board to determine which homes need to be addressed for this year.
 - Board Decision: The Board requested Judi completed the drive thru. Judi stated she would complete the drive thru and provide the addresses to the Board for review and they would determine which homes need to be painted.
 - Action: Judi will complete the drive thru and provide the addresses to the Board for review and they will determine which homes need to be painted.

NEW BUSINESS

- Item: 2010 Pool Contract
 - Discussion/Summary: As of the meeting Ronda had not been able to speak directly to Jaylene therefore the contract was not signed.
 - Board Decision: Dan stated he would contact Jaylene requesting a reduced contract. He will then e-mail the Board for approval.
 - Action: Dan will contact Jaylene requesting a reduced contract and then e-mail the Board for approval.
- Item: Tree Incentive Program
 - Discussion/Summary: Ronda had contacted Sun and Shade requesting their input as to the possible locations for new trees. A bid was provided to plant nine trees in the turf and outlot areas.
 - Board Decision: Ronda will discuss further options with Jason (Sun and Shade) and provide an update at the May meeting.
 - Action: Ronda will discuss further options with Jason (Sun and Shade) and provide an update at the May meeting.
- Item: Pool Rules
 - Discussion/Summary: Michele was able to contact Julie Schirmacher but did not receive a response from Shaun O'Reilly as of the meeting. Julie had stated she did not see any required changes to the rules.
 - Board Decision: No decision needed.
 - Action: No action needed.

- Item: Dog Waste Stations
 - Discussion/Summary: Judi had received correspondence from a resident regarding the excessive dog waste along the trails in the Association. The Board had stated this had been brought up in the past but was not completed due to issues with emptying the stations.
 - Board Decision: Dan stated that an option for just a bag container may work.
 - Action: Dan will research options and provide them to the Board via e-mail.

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, May 18, 2010, beginning at 6:00 p.m. at the Community Clubhouse.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:12 p.m.