

ARAPAHOE RIDGE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

May 18, 2010

CALL TO ORDER

The meeting was called to order at 6:03 p.m. Board Members in attendance were Ronda Grassi, Mike Dunninger, Michele Leffler, Dan Schneider, and Trent Turner. In attendance from MSI, LLC was Judi England.

OPEN FORUM

Taj and Tonya Yelton (3248 Billington Drive) – Taj and Tonya were in attendance to discuss their concerns with the Aspen trees in their neighbor's yard. They stated as the tree shoots come up in their yard they felt the Association should send the neighbor a letter informing them the shoots need to be removed. The Board explained that this would not be an Association issue as it is a neighbor-to-neighbor issue. Judi stated she provided the homeowners name to Taj.

Sharon Switzer (1885 Morris Court) – Sharon was in attendance to discuss the violation letter she received regarding painting her home without approval of the Design Review Committee. The violation occurred in 2009, but Sharon kept in contact with the Board. Her request later was submitted; however the paint color was not an approvable color. As the homeowner kept in contact with the Board and followed the Association's procedure, the Board stated she would not be required to repaint her home at this time but reminded her of the procedure for the future.

Kate Smith (1859 Grenfell Street) – Kate was in attendance to provide an update to the Board regarding her request to have a slide installed at the pool. She stated she received an additional bid however it was much more expensive. The Board inquired if she was able to obtain warranty information. She stated she had not but would provide the information to the Board via e-mail.

Craig Patterson (2678 Jason Court) – Craig was in attendance to discuss his concerns with bullying in the neighborhood. He stated both his son and daughter have been confronted by bullies and with the summer break approaching, the children in the neighborhood need to feel safe while in the neighborhood and at the pool. The Board inquired if he contacted the police or the school. He stated he had not yet but requested the Association inform the residents of the issue and ask parents to monitor their older children's interactions with the neighborhood residents. The Board stated they would place an article in the next newsletter and reiterated to him how important it is that he contacts the police if this happens again.

APPROVAL OF PREVIOUS MINUTES

The minutes from the April 20, 2010 Board of Directors meeting were approved as written.

MANAGER'S UPDATE

Financials – The Board reviewed the Financials for the month ending April 30, 2010. Judi stated the Association's Beginning Cash Balance was \$142,105.05. Expenses were \$24,089.73 with an Ending Cash Balance of \$124,071.53. There were no major questions regarding the financials.

Delinquencies – The Board reviewed the Delinquency Report ending April 30, 2010. It was noted there are eighteen homeowners that are with the attorney for delinquent assessments.

Covenant Violations – As the report was not available, Judi informed the Board that the majority of the current violations are weeds and lawn maintenance.

OLD BUSINESS

- Item: Maintenance of Outlying Areas
 - Discussion/Summary: Ronda requested the Board review the prior bid from Sun and Shade Groundskeeping to install additional crusher fine on the paths on 111th Avenue.
 - Board Decision: The Board stated they would review the bid and provide feedback at the next meeting.
 - Action: No action needed.

- Item: 1725 Powell Street – Paint Violation
 - Discussion/Summary: Judi stated she was informed the lawsuit was filed and was to be sent out for service. Prior to the service, the homeowner submitted their Design Improvement Request form. The Design Review Committee reviewed his request and approved his new paint color selection. A letter was mailed to the homeowner with the committee's approval and a compliance date of June 15, 2010 to have painted his home.
 - Board Decision: No decision needed.
 - Action: No action needed.

- Item: Landscaping (Pool Area)
 - Discussion/Summary: The majority of the project has been completed.
 - Board Decision: Ronda requested Judi contact Jason (Sun and Shade) reminding him that they will still need to maintain the landscaping in the pool area. Ronda will contact Innovative Outdoor Designs informing them of this.
 - Action: Judi will contact Jason with the Board's request.

- Item: 1885 Morris Court – Painting Violation
 - Discussion/Summary: This item was discussed in Open Forum.
 - Board Decision: No decision needed.
 - Action: No action needed.

- Item: Clubhouse Wi-Fi
 - Discussion/Summary: Mike stated the Wi-Fi has been set up and configured. There are twelve homeowners signed up and accounts activated.
 - Board Decision: No decision needed.

- Action: No action needed.

NEW BUSINESS

- Item: 2010 Pool Contract
 - Discussion/Summary: The revised contract was signed by the Board.
 - Board Decision: No decision needed.
 - Action: Judi will provide the approved contract to the contractor.

- Item: Tree Incentive Program
 - Discussion/Summary: Jason (Sun and Shade) submitted the tree program plans to the Town of Erie.
 - Board Decision: Ronda stated she was informed by Mike McGill (Town of Erie) that the Town has a policy that requires an Association obtain three quotes for the tree purchase/installation. She requested Judi obtain two additional bids by Monday, May 24th.
 - Action: Two additional bids will be requested.

- Item: Paint Drive Thru
 - Discussion/Summary: Judi recapped that she completed the drive thru and the list had been provided to the Board for review. As of the meeting she had received the partial list reviewed by Dan and letters had been mailed.
 - Board Decision: The Board will review the remaining homes on the list and provide their decision to Judi.
 - Action: The Board will review the remaining homes on the list and provide their decision to Judi.

- Item: Dog Waste Stations
 - Discussion/Summary: Dan had provided information regarding a receptacle container to the Board via e-mail.
 - Board Decision: A major concern was who would be responsible for emptying the waste receptacle as well as providing new bags. Judi stated she had not received any additional concerns regarding the need to install a waste station. The Board decided to table the issue and review in the future if needed.
 - Action: No action needed.

- Item: Garage Sale
 - Discussion/Summary: The Board stated the garage sale will occur on June 11th and 12th. Judi stated she had requested the four roll-off dumpsters from Waste Connections per the Board's request. They will be delivered on the 11th and picked up on the 14th.
 - Board Decision: The Board stated three should be delivered to the clubhouse parking lot and one delivered to the cul-de-sac on Billington Drive.
 - Action: Judi will inform Waste Connections.

- Item: Pool Furniture
 - Discussion/Summary: Various items were purchased for the pool; ten umbrellas, four lounges, three picnic tables and one bistro table w/chairs. The items still needed to be assembled. Trent will help with the assembly prior to next week.
 - Board Decision: No decision needed.
 - Action: Trent will help with the assembly prior to next week.

NEWSLETTER ITEMS

- Bullying in the neighborhood
- Garage Sale
- Pool Opening
- 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, June 15, 2010, 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.