

# ARAPAHOE RIDGE HOMEOWNERS ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING MINUTES

**June 30, 2011**

### **CALL TO ORDER**

Board President, Mike Dunninger called the meeting to order at 6:40 p.m. Additional Board Members in attendance were Michele Leffler, and Dan Schneider. In attendance from MSI, LLC was Judi England.

### **OPEN FORUM**

All Star Pools -Milli Rugg – Milli, Pool Manager, was in attendance to discuss various concerns from the Board as well as from Sharon Wiest, Pool Committee Chairperson. The following were discussed:

- Pool Temperature
- Pool Area Cleanliness
- Lifeguard Attitude
- Equipment Issues

The Board then requested the contractor contact the Board and Judi England via e-mail with any problems as they are noticed.

Tara Dressler (Fence Committee) – Tara was in attendance to discuss options she researched for future complete replacement of the Association's fence. She requested the Board provide an idea of budget and time frame as well as any information people have gathered prior. The Board requested Judi provide the Association's reserve plan to the Board and they would then gather prior information on possible fencing options.

Craig Maierhofer (Neighborhood Campout) – Craig was in attendance to discuss the option of a campout again this year and the Town requirement of \$220.00 to reserve the park. He stated the possible dates were July 30<sup>th</sup> or August 6<sup>th</sup>. The Board approved the funds and reminded Craig that he must contact the surrounding neighbors of the park to inform them of the event and request their input.

John Mund (1896 Southard Street) – John was in attendance to discuss the letter he received to paint his house. John stated although he was given four months to paint his home, he felt the notice was too short of time. He requested the Board begin mailing letters one year in advance. The Board stated as paint issues may not surface within one year, the early mailing would not be an option.

## **POOL COMMITTEE**

Committee Chairperson Sharon Weist was in attendance to provide her input/concerns to All Star Pools.

## **APPROVAL OF PREVIOUS MINUTES**

The minutes from the May 17, 2011 Board of Directors meeting were approved as written.

## **MANAGER'S UPDATE**

Financials – The Board reviewed the Financials for the month ending May 31, 2011. Judi stated the Association's Beginning Cash Balance was \$162,314.51. Expenses were \$37,204.98 with an Ending Cash Balance of \$129,061.01. There were no major questions regarding the financials.

Association Certificate of Deposit – The Board discussed the Association CD that matured on June 20, 2011 and would roll-over into a new CD on June 30, 2011. It was noted that MSI, LLC does not have the signing authorization for the CD and that only Board members do. It was then determined that prior Board President, Ronda Grassi, was the only signer on the account. The Board will complete the required steps to add/remove Board members and cash out the CD.

Delinquencies – The Board reviewed the Delinquency Report ending May 31, 2011. It was noted there are eight homeowners that are with the attorney for delinquent assessments. Judi then provided correspondence from Hindman Sanchez to the Board regarding Unit 192 inquiring if they wanted to foreclose on the Association's lien. The Board determined the attorney should continue forward with the foreclosure per his recommendation and with the Board's presumption that the owners will become current in their assessments. Judi will inform the attorney of the Board's decision.

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

## **OLD BUSINESS**

- Item: Tree Incentive Program
  - Discussion/Summary: Judi stated Sun and Shade submitted their proposal to the town and they were informed that a member of the Board must submit the proposal. Through various e-mails, the town will accept/recommend the proposal received from Sun and Shade. However a letter must be provided to the Town stating the Association will handle any winter watering required, based upon recommendations from Sun and Shade.
  - Board Decision: The Board approved the letter be provided to the town.
  - Action: The Board-approved letter will be provided to the town.

- Item: Board Member Resignation
  - Discussion/Summary: Judi stated the Association records were updated with Joe Malacalza's information.
  - Board Decision: No decision needed.
  - Action: No action needed.
  
- Item: Trash Recycling Program
  - Discussion/Summary: John Cole had provided the survey results for the recycling program. The Board reviewed the results and did not see the results of how many homeowners were actually willing to bear the cost of the recycling.
  - Board Decision: The Board will request the information from John and the results will be discussed at the July meeting.
  - Action: The Board will request the additional information from John.

## **NEW BUSINESS**

- Item: Management Agreement
  - Discussion/Summary: The Board stated they would continue to review the proposed management agreement and contact Judi with any questions.
  - Board Decision: No decision needed.
  - Action: No action needed.
  
- Item: Perimeter Fence
  - Discussion/Summary: This item was discussed under Open Forum.
  - Board Decision: No decision needed.
  - Action: No action needed.
  
- Item: Neighborhood Campout
  - Discussion/Summary: This item was discussed under Open Forum.
  - Board Decision: No decision needed.
  - Action: No action needed.
  
- Item: Wrought Iron Fence
  - Discussion/Summary: Judi stated the minor repairs to the fence were completed. Bids to paint the entire fence were requested however one was still pending. As the two prior bids were quite varied, it was determined the bid review should occur at the July meeting.
  - Board Decision: No decision needed.
  - Action: No action needed.
  
- Item: Volleyball Court Sign
  - Discussion/Summary: Judi stated the sign, with John's specifications, was ordered and should be received and installed next week.
  - Board Decision: The Board discussed the possibility of installing a double-sided lock on the volleyball gate.
  - Action: Bids will be obtained to install a double-sided lock on the volleyball gate.

- Item: Clubhouse Ramp
  - Discussion/Summary: Judi stated bids were requested to repair the clubhouse ramp and handrails. However, as the Town of Erie owns the clubhouse, she thought the town may need to authorize any changes. As of the meeting, she had not received a return call from the town. This item will be reviewed at the July meeting.
  - Board Decision: No decision needed.
  - Action: No action needed.
  
- Item: House Painting Violations
  - Discussion/Summary: Judi stated homeowners who received the extensions in 2010 to paint their houses are beginning to submit their requests to paint. She then stated a review of the homes in the Association had been completed with the addresses provided by the Board and letters mailed. She informed the Board that as of the meeting, few homeowners had contacted her and follow up letters will be mailed approximately the first two weeks in July.
  - Board Decision: No decision needed.
  - Action: Follow up letters will be mailed approximately the first two weeks in July.
  
- Item: Neighborhood Watch Block Parties
  - Discussion/Summary: Scott Hopson (Neighborhood Watch Chairperson) had inquired with Dan Schneider for the option to reimburse the Block Captains \$25.00 each as has been done in the past if they organize a block party for their neighborhood area.
  - Board Decision: The Board authorized the \$25.00 reimbursement to Block Captains, but reiterated that receipts must be provided with the requests.
  - Action: Dan will contact Scott with the Board's decision.

**NEWSLETTER ITEMS**

- No items at this time.

**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, July 19, 2011 beginning at 6:00 p.m. at the Community Clubhouse.

**ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 8:09 p.m.