

RIDGE CREST HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

OCTOBER 9, 2006

CALL TO ORDER

The meeting was called to order at 6:36 p.m. The three Board members present were Dennis Usher, Kelly Deitman, and Wendy Osborn.

GUEST SPEAKER

A guest speaker was present from the Town of Firestone Police Department, Officer Carlos Ramirez.

He discussed different issues that should be addressed as police issues, rather than Association issues. The police department will take care of nuisance calls such as barking dogs and parking issues. The City will also clean up properties if the owner has not maintained them; the homeowners can call the City and the City will come out and mow weeds on a property and bill the owner. Owners should call the City non-emergency number, 24/7.

OPEN FORUM

Discussion was on parking vehicles on St. Vrain Ranch Street. Parking along that street is not illegal.

Discussion was also held on No Parking signs on St. Vrain Ranch Road and also a possible crosswalk on St. Vrain.

The Board discussed replacement of bushes near eyebrows.

APPROVAL OF PREVIOUS MINUTES

The July 17, 2006 Annual Meeting minutes were reviewed. Those will have to be approved by the membership at the next Annual Meeting.

The July 17, 2006; August 14, 2006; and September 11, 2006 were reviewed and approved.

MANAGER'S REPORT

Financials were reviewed.

Delinquencies and Covenant violations were reviewed.

OLD BUSINESS

Items discussed were:

- Ballots for the proposed bylaws amendment.
- Homeowner consent to the proposed first amendment and Declaration.
- Mailbox kiosks.
- Retention pond surveys.
- MSI amended contract.
- Defective windows.

No decisions were made.

NEW BUSINESS

Retention pond surveys should be coming in this week.

The MSI amended contract will be picked up Thursday.

We went over the defective windows discount with the homeowners present.

The Board has selected Steve's Maintenance Landscaping to do the landscaping on the property. They have not signed the contract yet. The contract should be signed later this week and picked up on Thursday.

The bid from the Tree Farm on all plants for Stagecoach and St. Vrain eyebrows, for materials only, was approved for \$3,170.02. The Beautification Committee will do the installation. Steve's Landscape contract proposal to remove bushes along Stagecoach and St. Vrain eyebrows was approved for \$2,028.00.

COMMITTEE REPORTS

Beautification Committee – The Committee will install the plants along Stagecoach and St. Vrain.

NEXT MEETING DATE/TIME/LOCATION

The next meeting is a Budget Ratification Meeting and an abbreviated Board meeting set for November 13, 2006 at 6:30 p.m. at Sable Landing.

ADJOURNMENT

With no further business to conduct, the meeting was adjourned at 8:30 p.m.