

RIDGE CREST HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

November 13, 2006

CALL TO ORDER

Board Member Dennis Usher called the meeting to order at 7:20 p.m. Present representing the Board of Directors was Dennis Usher, Kelly Deitman, Wendy Osborn, Mike Howe, and Jeremy Pilon. Kathleen Lora, Randy Hegwood, and Debbie Zeigler were present representing MSI, LLC.

OPEN FORUM

No homeowners were present for Open Forum.

APPROVAL OF PREVIOUS MINUTES

The October 9, 2006 Board Meeting minutes were approved, as written.

During the Review of the Collection Status Report From HindmanSanchez the Board Made the Following Decision:

- 6461 Stagecoach - evaluate for foreclosure letter
- 6310 Sparrow – write off
- 6961 Summerset - write off
- 6620 Stagecoach - monitor
- 6761 Quincy – proceed with suite
- 6310 Sparrow Circle – write off
- 6421 Stagecoach – monitor
- 6819 Quigley – monitor
- 6747 Falcon Street – wrong address should be 10478 Falcon Street – proceed with suit
- 6531 St. Vrain Boulevard – proceed with suit
- 6777 St. Vrain - \$2,694.03 – check status to make sure this account is on both Delinquency and Attorney Status Report
- 10491 Dresden Street – monitor 30 days
- 6753 Quincy Avenue – write off
- 6200 Sparrow – hold
- 6235 Snowberry Avenue – write off
- 6280 Sparrow Avenue – hold
- 6180 Sparrow Avenue – hold
- 10472 Taylor Avenue \$1,346.62 – check status to make sure this account is on both Delinquency and Attorney Status Report

- 6400 Stagecoach – check if any payment has posted
- 6639 St. Vrain – monitor
- 6904 St. Vrain – proceed with suit
- 10395 Dresden – monitor
- 10538 Devonshire – provide backup of fines
- 6160 Sparrow – proceed with suit
- 10488 Sunburst – proceed with suit
- 10491 Deerfield – evaluation for foreclosure letter
- 10515 Sunburst – write off
- 10515 Foxfire – proceed with suit
- 6205 Snowberry – not on list – Randy will look into
- 10417 Devonshire – Determine if suit has been filed
- 6411 St. Vrain – proceed with suit
- 6500 Stagecoach – request to waive fees – request granted by the Board
- 6495 St. Vrain Ranch Boulevard – proceed with suit
- 10496 Taylor Avenue – proceed with suit
- 6174 Snowberry Avenue – proceed with suit
- 10488 Sunburst – proceed with suit
- 10529 Falcon Street – proceed with suit
- 6924 Quigley – proceed with suit

OLD BUSINESS

Ballots – The Association collected ballots for the initiative to reduce quorum requirements at Annual Meeting to 5% from 20 % that is now required.

Consent Forms – The Association collected consent forms at the meeting. This initiative is for the purpose of eliminating the mediation/arbitration requirement in the CC&Rs.

NEW BUSINESS

Steve's Maintenance Bids:

1. Several proposals from Steve's Landscape and Maintenance were reviewed. No proposals were approved.
2. Table the mail kiosk moving at this time. The homeowners affected by the move must all sign the petition and further discussion about where and who should pay for the move must be discussed.
3. The Fence Consultant hold for more bids – Dennis Usher will get more bids for the fence staining.
4. Proposals for insurance were tabled until the January meeting.

COMMITTEE REPORTS

Beautification Committee – No report at this time.

NEXT MEETING DATE/TIME/LOCATION

The date and time for the next meeting is to be determined.

ADJOURNMENT

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