

RIDGE CREST HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

February 13, 2006

CALL TO ORDER

The Board President, John Stodola, called the meeting to order at 6:25 p.m. Board members in attendance were Dennis Usher, John Stodola, Kurk Erickson and Henry Gneiser. Grace Cooley represented Management Specialists, Inc.

OPEN FORUM

□ Hearing

The first hearing was for Henry Gneiser for lack of landscaping. The Board listened to his concerns and told Henry he would be given an April 30, 2006 completion date for his backyard landscaping contingent upon the approval of his submitted design review request. The Board said they would get back to Henry when his design review request was accepted and approved by the Architectural Review Committee.

□ Hearing

The second hearing was for James Jones for an RV camper on his truck. He presented his explanation as to why he has an RV camper on his pickup truck and the Board made a decision that they would waive the fines for this violation. He will also be able to go ahead and have his RV camper on his truck parked in the community.

□ Hearing

The third hearing was for Jeremy Doud. He also has an RV camper on his truck on his property. He presented his explanations and explained that the truck is not used for RV purposes but rather as a regular work vehicle. The Board decided that his fines could be waived, the RV camper could stay on his truck and that he could continue to park it in the community.

Grace was instructed to compose letters to James Jones and Jeremy Doud telling them of their decisions.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board approved all the Board of Directors meeting minutes from January 2006, November 2005, October 2005 and September 2005.

MANAGERS REPORT

The Board reviewed the legal status collection reports from HindmanSanchez. The Board compared this to the delinquencies on the Management Specialists, Inc. report. Grace was instructed to ask HindmanSanchez to provide a list of the dollar amount owed by everyone on their legal status report, so the Board would know where they are with each of those accounts. The Board briefly reviewed the covenant enforcement reports.

OLD BUSINESS

New Guidelines Approvals – The Board approved the new guidelines, and they were signed and dated by John Stodola.

Erskine - Referencing the legal status report, the Board instructed Grace to tell HindmanSanchez to move forward with the assessment suite against Erskine.

RV Storage Letter Approval – The RV storage letter was approved by the Board, and Grace agreed to send this letter out to all residencies located on the east side of Foxfire St.

Annual Picnic/Meeting – The Board agreed to cancel the annual picnic and just have a regular annual meeting in the summer, instead.

Community Garage Sale Date – The Board decided to go with the first weekend in May - May 6th & 7th. They want this information put in the next newsletter along with information pointing residents in Ridge Crest to the Ridge Crest website, where they can e-mail the Board and let them know 1) if they want to participate in the community garage sale, and 2) if they want to be on the community sale map that the Board is planning to create and distribute.

Grounds Walkthrough Date – Grace was instructed to contact Kerry, at Redleaf Landscape, to coordinate a grounds walkthrough date. They said to try to set it up for the first weekend in March – the 4th and 5th.

Insurance Quotes – The Board decided to continue their insurance coverage with Farmers. ~~Grace will contact Rich Schad with Farmers to let him know.~~

Increasing Covenant Fine Amounts – Kurk Erickson, a Board member, put this item on the agenda. The Board proposed, and then agreed, to change their covenant fine amounts from \$25, \$50 and \$100 to \$50, \$100, and \$200. Grace will contact HindmanSanchez to ask if the amounts starting with \$50 and going to \$200 are reasonable amounts, so that if the Association is ever taken to court on these amounts, if they have a chance of collecting.

SB100 Policies – The Board approved and signed the SB100 Policies that were drafted by HindmanSanchez.

Design Review Requests – Hector Felix's DRR was, after some discussion, approved by the Board.

10544 Sunburst Avenue – Grace was instructed to let HindmanSanchez and accounting know that they could write off this amount to bad debt.

6753 Quincy Avenue -- Hindman Sanchez asked the question of whether the Board wants to serve both defendants or wait for the property to sell and get the balance paid through closing. The Board decided to ask HindmanSanchez to take the route least expensive for the HOA.

Detention Pond – John asked Grace to forward him the e-mail address for the contact person for the detention pond.

NEW BUSINESS

10544 Sunburst – The new owners sent an e-mail to the Board requesting that they be given an extended deadline to put in the new landscaping, since this property had a covenant violation lien against it when they bought it. The Board agreed to give them a deadline of April 30, 2006. Grace was instructed to write them a letter giving them this information and date.

Tumbleweed Removal – The Board decided not to have Redleaf Landscape remove the tumbleweeds from the community at this time.

6461 Stagecoach Avenue – This resident cannot be found, according to HindmanSanchez, and asked the Board if they want to continue to pursue this issue or drop this case. Henry, on the Board, instructed Grace to ask HindmanSanchez if they have tried running an O&E to locate this owner. If they have done this and still can't find the owner, the Board agreed it is time to drop this one.

6298 Stagecoach Avenue -- The same question came from HindmanSanchez on whether they want to continue to find this person. They continue to get items back that are marked "Moved left no address – unable to forward". Denny, on the Board, is familiar with this property because it adjoins his and said that there is someone living in that house. They are there in the evenings. According to HindmanSanchez their phone has been disconnected. Grace was instructed to contact HindmanSanchez and let them know that, in the evenings, there are people in the house.

~~10516 Sunburst Avenue – Same question from Hindman Sanchez – whether or not the Board~~ wants to continue to try and find these homeowners or close the file. The Board requested a cost estimate from HindmanSanchez to compare the cost of continuing vs. dropping it.

Graffiti in the Playground – Grace was instructed to contact the City of Firestone about two playgrounds that are near Ridge Crest community - one is east of the middle school and the other one is on the St. Vrain Trail that goes out of the community. There is sexually graphic graffiti on all the equipment on both of these playgrounds, to the extent that the community of Ridge Crest doesn't want to take their kids over there.

Ridge Crest Sign – The metal sign that is on the north entrance to the community is down and needs to be put back up.

Park Benches – The heavy stone park benches at the St. Vrain detention pond have been knocked over and need to be set back up.

Web Master for the Ridge Crest Website – Kurk Erickson, who is on the Board, agreed to be the web master for their website. Grace said she would forward him website access information via e-mail. The new password can be obtained from John Stodola.

NEXT MEETING DATE/TIME/LOCATION

The next meeting is scheduled for Monday, March 13, 2006 at 6:30 p.m. at the Sable Landing Event Center.

NEXT NEWSLETTER

The next newsletter is scheduled for sometime in April 2006. The Board would like some articles included in that newsletter – one to explain the new fines, if they decide to go ahead and change them, and also an article about complaints from the Mayor of Firestone. The Mayor thinks Ridge Crest community could look better. Another article needed is one that encourages residents to report violations in the community. Two issues of concern to the Board are: dog poop being left in the common areas and unleashed dogs roaming the neighborhood. They would also like an article that explains that not paying assessments and fines impacts the entire community and may have to, at one point, necessitate increasing assessment amounts. They want articles on outstanding money amounts not being paid to the Association and a list of outstanding covenant violations.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:34 p.m.

GC/kjk/RIC