

# **Ridge Crest Homeowners Association**

Board of Directors Meeting

May 8, 2007

MINUTES

## **CALL TO ORDER**

The regular meeting of the Board of Directors was called to order at 6:40 p.m. at 5691 Sable Avenue, Firestone, CO 80504. Board members in attendance were Kelly Deitman, Wendy Osborn, Jeremy Pilon, Penny Gagliardi and Dennis Usher. Community Association Manager Gwen Rohrer, CMCA, AMS was present representing Hammersmith Management.

## **OPEN FORUM**

6235 Snowberry Avenue – Sarah McFadden was in attendance to discuss violation notices she has received, including a dead and/or dying lawn, a fence stained an unapproved color and oil stains in the driveway. She indicated that she purchased the home in February and that it was a foreclosure. She is working diligently to bring the home into compliance with the community standards; however the expense is great and she requested more time.

The Board informed Sarah that she would hear from Hammersmith Management with a decision on the required timeline for compliance.

The Board directed Hammersmith Management to contact Sarah and request a completion timeline on each item.

## **MANAGEMENT REPORT**

Hammersmith Management submitted a written management report for the Board's review. Any questions or concerns were addressed.

## **APPROVAL OF MINUTES**

The Board reviewed the minutes from the April meeting. A motion was made and seconded to approve the minutes from the April 10, 2007 meeting as written. The motion carried unanimously.

## **FINANCIALS**

Financial Statements – Hammersmith Management provided the Board with financial statements for the period ending April 30, 2007. The US Bank operating account had a balance of \$46,612.80 and the reserve account had a balance of \$156,725.32. Total assets for the community were \$285,591.43.

Aging Report – Delinquencies for the month of April totaled \$81,904.01. Hammersmith Management informed the Board that files have been requested on every delinquent account currently at the attorney for collections. Hammersmith Management, in conjunction with HindmanSanchez will perform a detailed review of each account and report to the Board at the next meeting.

Payables – Invoices were reviewed and checks signed for April.

### **UNFINISHED BUSINESS**

Ballot Amendment - Hammersmith Management noted that the new mailing is scheduled for the upcoming week. In addition, Hammersmith Management will be reviewing the previously mailed documents with HindmanSanchez to ensure compliance and confirm an amendment deadline.

Mailbox Kiosk Project – Hammersmith Management provided the Board with two (2) proposals for the requested work to pour a new concrete pad to move the mailbox kiosk. After review, a motion was made and seconded to approve the proposal from Concrete Connections in the amount of \$888. The motion carried unanimously. Wendy will schedule to have the post office move the mailbox kiosk the first week of July.

Re-grading Project - Hammersmith Management informed the Board that of the four (4) companies bids were sent to, only one (1) responded. As a result, the Board determined that they did not have enough information to choose the one (1) bidder and asked Hammersmith Management to solicit more bids from other, low-scale companies. The new deadline to submit the bids is the next Board meeting.

Fence Staining Project - Hammersmith Management provided the Board with two (2) proposals for the fence staining. The Board asked Hammersmith Management to try and obtain bids from two (2) more companies.

### **NEW BUSINESS**

Echo Court Boulders – Penny noted that she was in contact with Interstate Stone and they quoted \$100/ton and \$75 to deliver 1 ½ - 2-ton boulders. The Board agreed to make an appointment with Interstate Stone to visit the site and make placement recommendations. Penny agreed to arrange the meeting.

Dog Posts – Hammersmith Management indicated that Aspen Painting and Property Maintenance was prepared to re-install the existing dog stations in sonotubes, poured in concrete. Aspen has recommended that the Board consider purchasing new posts. A motion was made and seconded to purchase the new posts. The motion carried unanimously.

Backflow Preventers – Steve's Maintenance and Landscaping provided the Board with a proposal to replace two (2) broken backflow preventers that froze and burst over Easter for a total cost of \$950. A motion was made and seconded to approve the proposal. The motion carried unanimously. The Board asked Hammersmith Management to communicate to Steve that digital pictures should be kept on file of damaged irrigation lines and parts.

Beautification Committee – A motion was made and seconded to grant \$2,500 to the Beautification Committee for improvements this year. The motion carried unanimously.

Sable Landing Contract - Sable Landing provide the Board with a proposed contract for \$50 per month to meet for the Board of Directors Meetings. The Board asked Hammersmith Management to contact Sable Landing and try to negotiate a reduce monthly fee.

### **ADJOURNMENT**

The meeting was adjourned at 8:30 p.m. The next meeting has been scheduled for June 12, 2007 at 6:30 pm.