

RIDGE CREST HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

JULY 17, 2006

CALL TO ORDER

Grace Cooley called the meeting to order at 6:30 p.m. Present for the meeting were Dennis Usher, Wendy Osborn, Jeremy Pilon, and Kelly Deitman. Grace Cooley represented MSI.

APPROVAL OF PREVIOUS MINUTES

The Board approved board-meeting minutes from April 10, 2006 and March 13, 2006.

MANAGER'S REPORT

Financials were reviewed and delinquencies and covenant violations were reviewed. Please note the following:

Delinquencies

- HindmanSanchez – The Board has requested a list of procedures that HindmanSanchez takes after MSI has filed the lien and turned the account over to HindmanSanchez.
- Resident in Unit 74 – Grace was instructed to tell HindmanSanchez regarding this resident and the dues collection process that they are going through, to put this resident on a three-month skip.

Covenant Violations

- Weekly Covenant Violation Logs – Grace was instructed to send the Board a Covenant violation log on a weekly basis.
- Resident in Unit 312 – The Board had requested an update on the collection status of this property. Grace explained that because this was a Covenant violation lien, that there would be no collection or money that would come to the Association. Rather, the new owners at this residence have corrected the Covenant violation and the landscaping looks great, so the Covenant violation lien has been released from that property.

Grace was asked to find out from HindmanSanchez how much it would cost to put, on both of each month's legal status reports, the amount that is owed by each resident. The Board

understands that HindmanSanchez charges for this service but they want to know how much they charge and if they could get a discount on getting it done on a monthly basis.

NEW BUSINESS

Height of Detention Pond Grasses – According to the Town of Firestone requirements, they cannot be over 6”. Grace was instructed that this new height of 6” or below should be put in their new grounds contract.

Grounds Issues – The Board instructed Grace to add the trickle drains to their contracts and to have HindmanSanchez write a Nonperformance Withholding of Payment Clause to put in their grounds contract, as well as the above-mentioned mowing of detention pond grasses to keep them 6” or below as needed.

- Trickle Drains – The Board wants Grace to inform Kerry that the trickle drains, rather than accepting his quote for a monthly cleanout, will be cleaned out as needed time and materials.
- Tree Replacement – The Board wants to get replacement bids for trees in the community from other contractors including the contractor they decide to use for next year’s grounds maintenance.

MSI Credit for Two Mailings – Grace explained MSI would reimburse them for the mailings of two different ballots: one from August 2005 and another that Grace put out in May 2006.

Conditional Design Review Request Approval – Grace explained that after talking to HindmanSanchez it was discovered that it is not possible for the Architectural Control Committee to approve or disapprove Design Review Requests conditional on whether the homeowner is current on their dues and whether they have any Covenant violations. Grace was instructed to contact HindmanSanchez to see if it would be possible to change this in their legal documents.

Grace was instructed to also contact HindmanSanchez about whether this can also be included in ~~their door-to-door campaign~~

Monthly Newsletter - Grace explained this would be possible, but we are still waiting on a price change in the monthly management fee to go from a quarterly newsletter to a one-page monthly newsletter. The Board will supply the information for the one page newsletter.

Website Hits – Grace produced the email from Laura Moss, from MSI, as well as the reports she had sent to them. The Board instructed Grace to have Laura Moss forward these reports to them on a quarterly basis.

Grounds, Resident Training – The Board decided to table this until a future date.

Calling Before Filing Suit – The Board instructed Grace to tell HindmanSanchez to just stop doing that since it is costing the HOA extra time and money for HindmanSanchez.

Dog Station Trash Cans – Grace recommended against this, largely because it is very difficult to get trash contractors to walk out and pick up the trash that are in these small trash cans.

Sable Landing Event Center Fee – Because the Board went from monthly meetings to quarterly meetings and had already paid Sable Landing for a year of monthly meetings, Lynelle at Sable Landings wants to have a new contract filled out.

Board of Directors Applicant/Candidate – Michael Howe sent a Board member questionnaire to Grace that he had completed. The Board reviewed this application, and to replace a vacant position on the Board, they appointed him to that position with the understanding that he would serve out the remainder of that term from the vacant Board member. Jeremy Pilon was formerly appointed by the Board under the same circumstances.

City Sidewalk – The city put a sidewalk through the Echo detention pond area and did not clean up their mess there. They removed some sod, then moved the sidewalk and did not replace the sod, so that weeds are growing there now. The Board has called the city and the mayor about this and they are waiting presently on the city to contact them about what they will do about the situation.

Ridgecrest Paint Book – Grace was instructed to bring the Paint Sample Book to the next Board meeting to hand over to Wendy, the Board president.

OLD BUSINESS

Changing the Legal Documents – Grace explained that after she talked to HindmanSanchez about this, the mediation and arbitration clause could be changed with a door-to-door consent form, which HindmanSanchez has completed. The change to the bylaws needs to be through a mail-out or meeting ballot (that ballot is being prepared by Grace), so that one envelope can contain the cover letter explaining what the changes are going to be, the mail-in ballot, and the consent form. The Board is then allowed to go door to door to get consent forms for the ~~Declarant changes. Then, if the number of ballots that are returned are not going to establish~~ quorum by the deadline for returning the ballot, the Board is allowed to go door-to-door to try to collect ballots.

Investment of Reserves – Last Board meeting, HindmanSanchez addressed the Board about collection issues. This Board meeting was a short, one-hour Board meeting before the annual meeting, so Grace has not scheduled a representative for an investment firm for HOAs to speak to the Board. She will, if the Board decides they want to get that information from someone like that, schedule this in the future. The Board will let her know on this.

Ward Contract – It has been discovered that no one seems to have the original bid other than the first page. Wendy Osborn, who is now on the Board, was in charge of this last year and says she

faxed copies of the first page to MSI when she was in charge of this project. She also says she sent all of the original documents to MSI.

HindmanSanchez Review of ACC – In regard to this issue, Grace simply forwarded to the Board the original email from several months ago from HindmanSanchez that explains that the Board has no choice according to the grounds contract and had to pay ACC their final payment.

Garages – Grace presented two items to the Board for their review. She presented a rewrite of Section LLL in the Design Guidelines that will bring the Design Guidelines into compliance with the Covenants. She also presented them with a resolution to the Design Guidelines that would define the phrase “garage area”, so that this addition would also bring them in alignment with the Declaration of Covenants of the Association. Both of these suggestions were carried out at the prompting of HindmanSanchez.

NEXT MEETING DATE/TIME/LOCATION

The next meeting is set for Monday, August 14, 2006 at 6:30 p.m. at the Sable Landing Event Center.

NEWSLETTER

The next newsletter is scheduled for July 2006 and is presently in the works.

ADJOURNMENT

With no further business to conduct, Grace adjourned the meeting at 7:26 p.m.