

RIDGE CREST HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

AUGUST 14, 2006

CALL TO ORDER

The meeting was called to order by Grace Cooley at 6:32 p.m. Present for the meeting were Michael Howe, Kelly Deitman and Wendy Osborn from the Board. Grace Cooley represented MSI. Also present were several homeowners.

OPEN FORUM

Several residents were present and many spoke during the next forty-five minute span of time, with Laura Paschkey doing most of the speaking. A variety of issues were discussed during Open Forum with the Board.

APPROVAL OF PREVIOUS MINUTES

Minutes were not available for approval.

MANAGER'S REPORT

Grace inquired of the Board if they had any further questions about the financials, delinquencies or covenant enforcement and was informed by the Board that there were no other questions at this time.

6868 Quincy – Grace told the Board that she had initiated a no ACC Covenant violation letter to this address.

6235 Snowberry – ~~After inquiring with HindmanSanchez and Brianna, Grace told the Board that~~ her findings were that Brianna did offer to sell the lien on this property to an investor; however, the investor decided they did not want to buy the lien, and Brianna could not find anyone else to purchase it.

Procedures after Public Trustee Auction – Grace handed the Board several handouts from HindmanSanchez that explains the process of the public trustee auction.

10491 Deerfield Street – Grace explained that when HindmanSanchez gets an O&E back for this property, they would contact Grace to contact the Board about how they want to proceed on this property. Grace was instructed to ask HindmanSanchez for more specifics on this property.

NEW BUSINESS

Communications – Communication was discussed, with no problems noted at this time.

Project Calendar – The project calendar was reviewed once again by the Board with no changes at this time.

Grant from Town of Firestone – This is an issue that Board Members Wendy and Kelly pursue.

Committees – Grace explained that she has not received any completed Committee applications from the volunteers for Committees at Ridge Crest.

OLD BUSINESS

Garages – Grace presented the amended garage resolution to the Board. They said they would discuss it and get back to her with a decision.

Temporary Sheds – The Board said they would get back to Grace on their decision on whether to leave temporary sheds in the Design Guidelines or not. Grace explained that HindmanSanchez recommended they not leave this in the Design Guidelines as temporary sheds and structures are not permitted according to their Declaration of Covenants.

Arbitration with Giampetro – Grace just explained that HindmanSanchez was going forward with arbitration and not paying his portion of the arbitration fee.

Delinquency Policy – Grace received the new Delinquency Policy from Wendy who had, as the President, signed them into effect for Ridge Crest.

Foreclosure Opinion Letter – Grace explained that she had contacted HindmanSanchez to write this letter for the Board.

Signature Card – Grace left the signature card with the Board to give to Jeremy for his signature.

Grounds Contract Additions – ~~The Board instructed Grace to add these additions to the grounds contract:~~

- Trash and debris should be picked up before mowing
- Trash disposal should be included in the cost of the contract
- Included in those trash items would be clippings from shrubs and trees and tumbleweeds

Cost of Dollar Amounts on Legal Status Reports – Grace explained the cost that HindmanSanchez had quoted to her for this service. After some discussion, the Board said they would discuss this and get back to her with a decision.

Melody/DR Horton Contact Information – The Board said they had received this contact information.

Ridge Crest Newsletter – Grace received the newly revised addition from the Board to forward to Desktop Publishing.

Trickle Drains – Kelly, who is on the Board, said she would contact the Town of Firestone inspector to make sure that the trickle drains in Ridge Crest are graded properly.

NEXT MEETING DATE/TIME/LOCATION

The next meeting is set for Monday, September 11, 2006 at 6:30 p.m. at the Sable Landing Event Center.

NEWSLETTER

The next newsletter is scheduled for July 2006 per the contract and the project calendar, it will go out in August; however as the Board has been supplying the articles for that.

ADJOURNMENT

With no further business to conduct, the meeting was adjourned by Grace at 7:38 p.m.