

**RIDGE CREST HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**SEPTEMBER 11, 2006**

**CALL TO ORDER**

Denny Usher called the meeting to order at 6:30 p.m. Present for the meeting were Denny Usher, Michael Howe, Kelly Deitman, Jeremy Pilon and Wendy Osborn from the Board. Grace Cooley represented MSI. Also present for the meeting were several homeowners.

**GUEST SPEAKER**

Marc Cutilletta, from Smith Barney, addressed the Board about investment possibilities and presented an investment packet to each Board Member.

**OPEN FORUM**

The homeowners were allowed to speak at random until about 7:47 p.m.

**APPROVAL OF PREVIOUS MINUTES**

Previous minutes were not available for approval.

**MANAGER'S REPORT**

Financials - The Board received the Financials a week before and so had time to review them. No questions were presented to Grace about the Financials.

Delinquencies and Covenant Enforcement – Grace presented the Board with the Legal Status Report to which ~~HindmanSanchez added the legal fees and she had also added the fees that were owed to MSI~~, so that the Board has a total for each homeowner on the legal status report.

Delinquencies:

6620 Stagecoach – A Board Member informed everyone that this is one of her neighbors and that they are letting the house go into foreclosure. Therefore, the Board decided to put this on hold for the moment.

6761 Quincy – This was also put on hold.

6670 Stagecoach – Grace was instructed to find out from HindmanSanchez how much it would cost to foreclose on this property. Get a foreclosure opinion, cost and time stamp from them.

6904 St. Vrain Ranch Blvd. – Put this one on hold.

6160 Sparrow – Put this one on hold.

Lien – Grace was instructed to find out if it would be possible for the Board to receive some sort of confirmation each time MSI has filed a lien on a property in Ridge Crest.

### **NEW BUSINESS**

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

Project Calendar – The updated project calendar was presented to the Board with no questions from them. This calendar was presented to the Board and approved in January, but should be referred to monthly for updates/revisions.

Replacing Damaged Dog Station – The Board said that this was in process already and no further action was needed by the Community Manager.

Volunteer Waivers – Grace said that she would forward volunteer waivers for signatures for volunteers in the Community.

6834 Quigley Circle – This resident would like the mailbox in front of his house moved. The Board gave him instructions on how to begin the process.

Letterhead – The Board has emailed Grace Ridge Crest letterhead that they would like to use on all of their letters instead of the standard MSI one.

### **OLD BUSINESS**

Garages/Letter to Fox Fire Properties – Grace was instructed to draft a letter to those properties about the new garage definition amendment and to forward that letter to the Board for approval before sending it out.

~~Documents that MSI Retains – In the Manager's Report, Grace presented a list of documents that MSI retains for their records.~~

Turnover Time for Documents – Grace informed the Board about the time period to access these documents.

6868 Quincy/Stairs – Kelly Deitman of the ACC Committee, said she would go by and look at the stairs at this residence and also talk to the owners about it.

Legal Fees on the Status Reports – The Board agreed they would like to have the legal fees added to the Legal Status Reports once a quarter.

Proposed Amendment Ballot – HindmanSanchez has been asked to edit and revise this ballot. When it is available for review, Grace is to forward to the Board for their approval. The Board is suggesting that something be stamped on the front of the letter, like the word “Ballot” or the word “Vote”, so that perhaps homeowners will actually open it and read it.

Grounds Contract Questions – Wendy presented the grounds contract from Berggern Blooms and also from Steve’s Property Maintenance.

Inspection Guidelines – The Board decided that dry brown and yellow spots should only be listed as a covenant violation when they are 4 feet by 4 feet wide. For weeds, they decided that it’s not okay to have a lawn full of weeds, even if it is mowed to the correct height, but a few weeds in the yard is okay; they don’t have to be written up.

Progress of the Common Area Discussions with Town – The Board informed everyone that they have a meeting Thursday, September 14, 2006 at 6:00 p.m. with the Town of Firestone.

Defective Windows – Grace informed the Board that she got about twenty responses to the ad in the newsletter and that she would call the window company to see what is possible as far as replacement and repair are concerned.

Replacing Trees – Wendy informed everyone that this would happen Thursday of this week, which is September 14, 2006.

10490 Deerfield – Owner plans to purchase the small piece of property next to their home. The Board filled out the paperwork for the City for this resident and then the resident will contact the City about this.

Town Mowing of Adjacent Open Areas – This refers to the west end of the Community and this will be addressed at Thursday’s meeting with the City by the Board.

6802 Quigley – Grace will send a letter to this resident about the lack of maintenance on their privacy fence.

**NEXT MEETING DATE/TIME/LOCATION**

The next meeting is set for Monday, October 9, 2006 at 6:30 p.m.

**NEWSLETTER**

Grace was instructed to insert an article about the Tree Farm, which is offering a discount for Ridge Crest residents when buying trees. Wendy said she would get more information to Grace about this discount. Another article is about Kwal Paint, and that Kwal has their paint and colors at discount rates for Ridge Crest homeowners.

**ADJOURNMENT**

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

**Ridge Crest Homeowners Association, Inc.**  
**Board Meeting**  
**Monday, September 11, 2006**  
**6:30 pm**

**AGENDA**

**Call to Order**

**Open Forum**

**Approval of Previous Minutes**  
Minutes from August 2006

**New Business**

- Communications
- Project Calendar
- Unit # 191
- Unit # 58
- Unit # 186
- Unit # 6
- Unit # 468
- Replacing damaged dog station

**Old Business**

- Garages / Letter to Foxfire properties
- Temporary Sheds
- Signature Card
- Documents MSI Retains
- Turnover time for Documents
- Unit #8 – stairs
- Adding legal fees to Status Report
- Proposed amendment ballot
- Grounds contract questions
- Weekly inspection report
- Inspection guidelines
- Progress of common area discussions with Town
- Response to Defective windows
- Replacing trees
- Unit #141 – property purchase
- Town mowing of adjacent open areas

**Managers Report**

- Financials
- Delinquencies – Information on those owing HOA
- Covenant Enforcement

**Next Meeting**

Monday, October 9, 2006 - 6:30 PM

**Next Newsletter**  
Scheduled for October 5th

**Adjournment**