

APPROVED

STONEBRIDGE AT EAGLE RIDGE MASTER OWNERS ASSOCIATION REGULAR BOARD MEETING

April 20, 2011

The Stonebridge at Eagle Ridge Master Owners Association's Regular Board Meeting was held on April 20, 2011 at 5:30 p.m. at the ACM offices. The following members of the Board were present: Shane Lacey, Andy Mills, Tom Vesey and Tom Osborne. Representing Association and Community Management was Betina Hemingway and Athena McCullough, minute taker. There were three homeowners and one member of the ARC Committee present.

MINUTES

CALL TO ORDER

The Stonebridge at Eagle Ridge Master Owners Association Regular Board meeting was called to order at 5:31 p.m. A quorum of Board members was in attendance.

OPEN FORUM

Homeowner Danny Danforth wished to bring some concerns to the Board regarding the ARC Committee. He mentioned several specific examples of unsightly fences in disrepair, paint color issues and industrial piping. He felt that the Board had lost control of the ARC Committee. One fence, located on Eagle Ridge Drive, has required action for several months. One of Danny's neighbors has a fence that also needs maintenance. The other homeowners in attendance, Kathy and Gene Wagner, agreed with Danny. The ARC Committee member present informed them that the neighbor's fence at 19062 ERD has been corrected; however, one homeowner said that the repairs were not performed correctly. The Board would like ARC to look into the fence along Eagle Ridge Drive.

Another concern, which Danny brought forth, was that a member of the Board has a family member that is serving on the ARC Committee. Danny felt that this was a conflict of interest. The Board informed him that there was nothing in the regulations that prohibited family members of the Board from serving on a committee.

The Board informed the homeowners that ARC is working with the homeowner on the radon issue and that the pipe is going to be painted to match the color of the house.

The paint colors for 829 Rabbit Run were discussed as well. The Board informed all present on the progress of communication with this homeowner and others that are not in compliance.

The homeowners also brought to the Board's attention the lack of communication that they have received on a complaint about 803 Brown Squirrel Lane. They had complained about a barking dog and an excessive amount of dog waste in the backyard. The homeowner stated that he had emailed Betina about the issue but had never received a response, so the health department was called in to resolve the dog waste issue. He is now wondering what the process is from this point on for communication between homeowners and ACM on complaints such as this. Betina

informed the homeowners that if the situations are not resolved within 30 days, another email should be sent to ACM to let them know of the status of the situations. The Board suggested that ACM should include in the response email to homeowners when they should follow up with ACM if the issue has not been resolved. The Board would like to have a second letter sent out to the homeowner at 803 Brown Squirrel Lane.

HEARINGS

There were no hearings scheduled.

APPROVAL OF MINUTES & ACTIONS WITHOUT MEETING

The Board reviewed the March 16, 2011 Regular Board meeting minutes.

042011.1 Motion to approve the March 16, 2011 Regular Board Meeting Minutes.

PASSED

Motion by: Andy Mills Seconded by: Tom Vesey

042011.2 Motion to ratify email decision to support ARC open house with \$300.

PASSED

Motion by: Andy Mills Seconded by: Tom Vesey

042011.3 Motion to ratify email decision to have the attorney proceed to suit on Kimball.

PASSED

Motion by: Andy Mills Seconded by: Tom Vesey

MANAGEMENT REPORT

A copy of the management report was provided to the Board.

FINANCIALS

Current financial reports were provided to the Board for review. Tom Vesey informed the Board that Mile High Bank has been put on the FDIC's watch list; however, the CD is FDIC insured so there should not be a problem.

MEMBER REPORTS

The Board reviewed a copy of the current Aged Receivables Report and Attorney Collection Status Report. The Board noticed that several delinquent accounts have been paid on. Betina did not recommend moving forward on any of the aged receivables at this time.

COMMITTEE REPORTS

ARC Committee: ARC reported that the open houses to view the paint palettes went very well and the comments that have been received back were very positive. There were several suggestions of additional colors and they are going to wait until all responses have been received before any changes are made. They are going to make their final recommendation for the paint palettes at the next Board meeting. Betina also received good feedback from the open houses.

549 Crawford Street: The homeowner submitted a copy of what he said were the Bylaws that state that he did not need prior approval to put on a new roof as long as it was an exact

replacement of the previous roof. The Bylaws actually do not address the subject (the statement is most likely located in the ARC Guidelines). If it had been in the Bylaws it would trump the guidelines. The Board wants Betina to let this homeowner know that they still need to send in a courtesy ARC request with the exact materials that they have put on their roof. If it is the same material from before then everything should be cleared up and closed.

829 Rabbit Run: A letter of non-compliance was sent to the homeowner who responded on April 7th. The homeowner stated that they had painted their house the same colors as it was previously; however, ARC has double checked the paint colors and they do not match the original pre-approved colors. ARC is suggesting that the homeowner be told that their request has been denied and they need to repaint this season with approved colors. They should be given 10 days to notify ACM of their intent to comply.

816 Brown Squirrel: The homeowner submitted a request to install a shed in the backyard. Upon review of the request, by ARC, the homeowner should have called it a box and, therefore, does not need approval.

One homeowner present requested the ARC tracking sheet to be posted on the website. The Board and ARC agreed that that might border on privacy issues. The Board requested that ARC discuss the issues and make a recommendation to the Board.

Landscape Committee: Tom Vesey reported to the Board that the bubble on the playground has been repaired. He will also look into varnishing the wood on the playground this summer. Danny offered to help with that project. The Landscaping Committee is going to be meeting soon to discuss the dead plants around the community and possibly suggest replacing them with boulders. The spring clean up went well last weekend with 15-16 homeowners coming out to help.

Website Committee: Betina reminded the Board that a student or intern would need to be insured. Tom Vesey will check with the school to see if they offer insurance.

OLD BUSINESS

Summer Picnic: Betina will check with Margaret to see if she might still be willing to organize the picnic for September 10th.

Form Letters: Betina informed the Board that the changes made to the form letters have been put into use. Tom would like the new copies emailed to him for reference.

NEW BUSINESS

Garage Sale: The Garage sale will be May 21st. ACM will advertise on craigslist and the Golden newspaper will need to be notified a week and a half prior to the event since it is a weekly newspaper. Signs will be put up to inform all that the date listed in the newsletter was incorrect.

WORK ORDERS

There are no current work orders.

COVENANT VIOLATIONS

A copy of the current ride list and deed restriction report were provided to the Board for review.

CORRESPONDENCE

A copy of the current tickler log was provided to the Board for review.

NEWSLETTER

Betina informed the Board that the newsletter went out at the beginning of April.

NEW HOMEOWNERS

There are no new homeowners.

ADJOURNMENT

042011.4 Motion to adjourn the meeting at 6:45 p.m. **PASSED**

Motion by: Tom Vesey Seconded by: Tom Osborne

/am