

APPROVED

**STONEBRIDGE AT EAGLE RIDGE MASTER OWNERS ASSOCIATION
REGULAR BOARD MEETING**

August 17, 2011

The Stonebridge at Eagle Ridge Master Owners Association's Regular Board Meeting was held on August 17, 2011 at 5:30 p.m. at the ACM offices. The following members of the Board were present: Tom Vesey, Shane Lacey and Tom Osborne. Helen Feiner was present from 5:59 p.m. at the end of the Management Report discussion until the close of the meeting. Representing Association and Community Management was Betina Hemingway and Nicole Harres, minute taker. No homeowners were present at this meeting.

MINUTES

CALL TO ORDER

The Stonebridge at Eagle Ridge Master Owners Association Regular Board meeting was called to order at 5:48 p.m. A quorum of Board members was in attendance.

OPEN FORUM

No discussion was had.

HEARINGS

There were no hearings scheduled for this month.

APPROVAL OF MINUTES & ACTIONS WITHOUT MEETING

The Board reviewed the July 20, 2011 Regular Board meeting minutes.

81711.1 Motion to approve the July 20, 2011 Regular Board Meeting Minutes.

PASSED

Motion by: Tom Osborne

Seconded by: Tom Vesey

MANAGEMENT REPORT

A copy of the management report was provided to the Board. Betina advised that another anonymous letter has been received with regards to a violation concerning parking a vehicle in the street.

Marjorie Sloan, the mayoral candidate, is interested in meeting the Board to discuss ideas for the future of the community. Betina inquired whether the Board is interested in meeting with the candidate, noting that she could be invited to attend the next Board meeting. The Board indicated that they see no need for the candidate to attend a meeting, but asked that Betina include her contact information in the next newsletter so that homeowners can directly address any concerns or questions they have with her.

Betina received concerns from a homeowner with regards to excessive speeding concerns on Eagle Ridge Drive. Betina inquired if the Board would like her to pursue getting a speed

monitoring trailer parked in this area. The Board agreed that this would be a good idea and asked that Betina contact the City and provide them with the complaint and location.

FINANCIALS

Current financial reports were provided to the Board and reviewed. Tom Vesey indicated that he has not yet received the reconciled July financials.

MEMBER REPORTS

The Board reviewed a copy of the current Aged Receivables Report and Attorney Collection Status Report. The Board discussed the status of a couple of accounts. It was noted that several July payments have not been received.

81711.2 Motion to write off AR #11 for \$2.69. PASSED
Motion by: Tom Vesey Seconded by: Tom Osborne

COMMITTEE REPORTS

ARC Committee: A copy of the current tracking spreadsheet was provided and reviewed.

An email was received from Carol with regards to correspondence turnaround time between ARC and ACM. Betina indicated that an internal discussion was had with Heather. Unbeknownst to Betina, Heather had fallen behind due to both personal reasons and an onslaught of other work projects. She will be catching up as quickly as possible. Betina apologized and indicated that ACM will do their best to remain on track.

Betina indicated that there is still confusion as to whether the pond work has been completed. There is water in the pond at this time. Helen indicated that there is a general problem in that no parameters were ever placed on what was required of the work. Helen also noted that a form is supposed to be submitted when the project is complete and then an inspection is supposed to occur. It is believed that the ARC is behind in conducting inspections. A letter will be sent to the owner asking that, since the pond is now in operation, the homeowner please let everyone know if the work is considered complete and, if so, please submit a completion form for final ARC inspection.

The Board reviewed the attorney's opinion with regards to the pink house. The Board discussed the attorney's counsel and agreed that the case should be "parked" so as to stop the statute of limitations.

**81711.3 Motion to move forward and "park" the case so as to stop the statute of
limitations. PASSED**
Motion by: Tom Vesey Seconded by: Helen Feiner

The Board reviewed a request from the homeowner of 601 Blue Jay requesting permission to demolish a deck. No repair/replacement plans have been submitted and the Board expressed concern as to whether there is planned replacement or what further action will be taken. The Board indicated that they have no objection to demolishing of the deck so long as new construction plans be submitted to ARC within 60 days. Betina will provide this information to

ARC.

19045 Eagle Ridge Drive called on August 2nd requesting another extension to the deadline to submit their ARC plans (until the end of September). The Board agreed that this extension should be granted, however noted that this will be the *LAST* extension granted. The Board did note that there has been overall improvement at this address.

81711.4 Motion to grant an extension to 19045 Eagle Ridge Drive with regards to submitting plans until the end of September, noting that this is the last extension to be granted. **PASSED**

Motion by: Tom Vesey

Seconded by: Helen Feiner

Betina presented a request from ARC, asking the Board to compensate two designers to submit test designs so they could recommend one designer over the other to any homeowner interested in creating a custom design. The Board discussed and agreed that KWAL is sufficient and that they are not really certain ARC should be recommending any companies to homeowners. It was also agreed that, if the two other design consultants would like to be considered for work, they could submit complementary recommendations.

A copy of Board member comments on the new ARC Guidelines was provided. Once approved by the Board, these guidelines will be reviewed by the attorney then mailed to homeowners.

Landscape Committee: Helen advised that her next door neighbor is interested in possibly serving on the Landscape Committee. Tom Vesey agreed to contact her.

Tom Vesey advised that more land is owned than originally thought near the monument. The landscaping contractor will be asked to include this in next year's bid.

Tom discussed a drainage issue near 811 Fox Hollow. The area has been looked at and there is no drain. It was suggested that the large boulders be removed and that the area be filled in with some smaller crusher fines so as to keep the snakes/critters away. The Board asked that Betina inform the homeowner of these intentions.

The Landscape Committee is still looking at ditches that have filled in due to little compression. Further advice from a member of Jeffco's trail crew is being obtained. It was agreed that this should be taken care of this fall.

The Landscape Committee has asked Summit to replace a couple of cracked timbers. One of these was cracked by the City drainage people when they drove their backhoes/trucks over the area doing ditch work. Helen suggested the City be contacted and kindly notified of this incident.

The Board discussed problematic thistle locations. It was noted that two light fixtures on the bridge have been vandalized. Tom Vesey is working to obtain materials to repair.

Website Committee: Helen Feiner indicated that she and Russ will be meeting Tuesday with a potential contractor. She agreed to keep the Board apprised via email of what is learned. Russ is

continuing to upload current minutes at this time.

OLD BUSINESS

Shade Structure at Playground: Only one comment has been received. This comment was in opposition. Shane Lacey inquired if bids should be obtained so some solid figures can be gathered in determining whether this project should be pursued. The comment in opposition suggested shade trees be planted in this area. Possible structure material/types were discussed including sails or wooden structures. It was agreed that whatever is determined, it should be at least semi-permanent so that they cannot be taken up/down in order to prevent vandalism.

Fines for Parking on Streets: There is question as to whether the HOA can fine for parking on the streets when the streets are City owned. Tom Vesey agreed to investigate City rules/policies.

NEW BUSINESS

Annual Meeting: It was suggested that the Annual meeting be made a small social event and that door prizes be offered. So far, no candidates or volunteers to serve on the Board have come forward.

2012 Budget: Betina informed the Board that she will be working to prepare the 2012 Budget over the course of the next month and inquired if there are any items/projects that should be included in this budget. The Board discussed items that should be added including: Park Shelter (\$30,000 - noted that just because this is budgeted does not mean it has to be spent); island truck watering (continued from this year); drip line added to irrigated islands; and rental of a storage unit.

Snow Removal Bids: Betina inquired if the Board would like to seek other bids or if they would like to renew with Strait. The Board asked Betina to at least get a bid from Summit for comparison.

Landscaping Contract: The landscaping contract ends on October 31st. Betina inquired if the Board would like to renew this contract or go out to bid. The Board agreed that the current contractor should be retained as they have been very good, responsive and fair. The Board asked that the billing cycle be changed to a 12 month cycle. Tom Vesey agreed to review the current contract and get with Betina/Summit on any changes so that a new contract/bid can be approved.

Picnic: The picnic is scheduled for September 10th. Margaret Brown and Helen Feiner are working on plans.

HOA Material Being Stored in Homes: Tom Vesey advised that many HOA items are being stored in individual homeowners' homes including signs, dog bags, Christmas lights, paint, spare light bulbs, etc. It was agreed that a centralized storage locker should be obtained (and included in next years' budget). An 8x10 storage is needed which prices at \$85/month.

WORK ORDERS

There are no current work orders.

COVENANT VIOLATIONS

A copy of the current ride list and deed restriction report was provided to the Board for review. Betina provided the Board with a letter from a homeowner noting several unsightly homes in the area. These comments will be reviewed and letters will be sent to those which are verified.

CORRESPONDENCE

A copy of the current tickler log was provided to the Board for review. A copy of a fine letter that was sent out was provided to the Board.

NEWSLETTER ITEMS

- Mayoral Candidate contact info.
- Anything that is potential or pending work (decks torn off/paint splotches on home) needs to be finished as fall is quickly coming.
- Article again about anonymous letters.
- What happens if Volunteers or Board members do not come forward --- potential dues increase.
- Revisit park shelter - only one response (assumed if only one is against, everyone else is for). On docket for annual meeting unless more negative response is received.

NEW HOMEOWNERS

Betina informed the Board that there are two new homeowners:

- Sherry Hudson, 819 Fox Hollow Lane.
- Brian Meier and Kelley Anne McKenna, 816 Rabbit Run.

ADJOURNMENT

081711.5 Motion to adjourn the meeting at 7:32 p.m. PASSED

Motion by: Helen Feiner

Seconded by: Tom Vesey

/nh