

**APPROVED**

**STONEBRIDGE AT EAGLE RIDGE MASTER OWNERS ASSOCIATION  
REGULAR BOARD MEETING  
June 15, 2011**

The Stonebridge at Eagle Ridge Master Owners Association's Regular Board Meeting was held on June 15, 2011 at 5:30 p.m. at the ACM offices. The following members of the Board were present: Helen Feiner, Andy Mills, Tom Vesey, Shane Lacey and Tom Osborne. Representing Association and Community Management was Betina Hemingway and Athena McCullough, minute taker. There were two homeowners present and representing the ARC committee were Justin Heekin and Andrea Osborne.

**MINUTES**

**CALL TO ORDER**

The Stonebridge at Eagle Ridge Master Owners Association Regular Board meeting was called to order at 5:35 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 May 18, 2011 Regular Board meeting minutes.

**061511.1 Motion to approve the May 18, 2011 Regular Board Meeting Minutes.**

**PASSED**

**Motion by: Helen Feiner    Seconded by: Tom Vesey**

**061511.2 Motion to approve the email decision to follow ARC recommendation to cease pursuit of the alleged fence violation at 630 Golden Eagle Circle.**

**PASSED**

**Motion by: Tom Vesey    Seconded by: Tom Osborne**

**061511.3 Motion to approve email decision to approve the Phase III paint color palette for the community.**

**PASSED**

**Motion by: Shane Lacey    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 the restricted reserves have reached \$200,000.

## **MEMBER REPORTS**

The Board reviewed a copy of the current Aged Receivables Report and Attorney Collection Status Report. Currently there are 2 members at the attorney for collections.

## **COMMITTEE REPORTS**

ARC Committee: The ARC committee updated the Board on the progress of the guideline revisions. The revisions should be ready for the Board to review within a week or two.

The committee has been slowly reviewing all of the architectural requests and the spreadsheet is now up to date.

As the color palette books have been passed around, several colors were switched. Andrea will be looking at the books to clear up any issues. The paint chips will be glued down to the page to prevent accidental swapping. Andy was concerned that the one yellow option would not blend well with the rest of the palette. Andrea explained that when the other two palettes are added in, the yellow option blends better with those palettes. The Board asked if there is a timeline set up for painting to be completed. The committee has not set up a time limit; however, they are relying on personal communication.

Mailbox Drawing: The committee is still working on a drawing. ARC will check whether the posts are Redwood or Cedar. The committee would like to add a modification to the guidelines that dictate that the post should be set in concrete. ARC will report back next month with a drawing and specifications for the mailboxes.

Various addresses were discussed. ARC informed the Board that a homeowner has agreed to repaint the body of their house. A home where a radon mitigation system was installed has painted the pipes to blend with the house and the pipes have been extended all the way up and over the roof line as well. The noise has also been minimized. A VFD allowed the homeowner to adjust the speed of the fan, which decreased the noise. ARC requested an update from the Board on any lingering fence issues. ARC has approved the fence modifications and closed out a case. This issue will be addressed in the guideline revisions. Since the Board does not have a formal complaint from a neighbor and the modification has already been approved by ARC, then the Board will not take any action on this issue until a complaint is filed. One homeowner is converting a dog run into a garden. The committee explained that the homeowner is completely ripping out the dog run and building a stone wall around the new garden.

Landscape Committee: Tom informed the Board that he will be varnishing the playground soon and asked for volunteers to assist. He also provided the bid for landscaping to the Board for their review. A homeowner raised a concern about a section of sidewalk along Eagle Ridge that has not been maintained. Also, the homeowner wanted to make sure that weeding was done next to the sidewalk. Tom will look into both of these issues.

**061511.4      Motion to accept the bid for landscaping for a total of \$2,199.      PASSED**

**Motion by: Tom Vesey      Seconded by: Shane Lacey**

Website Committee: Helen has a company in Golden that is putting together a bid for revising some web pages for the Board to review. She hopes to have something for the Board within the

next two weeks.

### **OLD BUSINESS**

Taxes: Betina informed the Board that the taxes have been completed and mailed in to the IRS.

### **NEW BUSINESS**

Playground: Helen wanted to see if any shade could be added near the playground in the form of a pergola or something similar. The Board would like input from the community and a volunteer committee to submit a proposal to the Board.

Irrigation of Islands: A homeowner would like to see the presently un-irrigated traffic islands receive irrigation. ARC recommended coordinating that work with the resurfacing of the roads so that the saw cuts do not leave patches on the road.

Curb and Gutter: A homeowner requested information on repairing the curb and gutter. The Board informed the homeowner that the City owns the sidewalk, curb and gutter. The Board would like to compile a list of addresses that are in need of maintenance and file a complaint with the City.

### **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 informed the Board that three of four Fox Hollow violations are tenant occupied.

### **CORRESPONDENCE**

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

### **NEWSLETTER**

The next newsletter will be sent out in July.

- ⤴ Information for 5K Race
- ⤴ Ideas for improvements to the website
- ⤴ Looking for someone to organize the picnic
- ⤴ Reminder to keep up the exterior paint and the drip edge along the roof.
- ⤴ District Attorney's Community Safety Day and Shred-a-thon
- ⤴ Committee for a shade structure near the playground.

### **NEW HOMEOWNERS**

Betina informed the Board that there are two potential sales for June.

### **ADJOURNMENT**

**061511.5 Motion to adjourn the meeting at 7:21 p.m. PASSED**  
**Motion by: Tom Vesey      Seconded by: Andy Mills**

/am