

APPROVED

**STONEBRIDGE AT EAGLE RIDGE MASTER OWNERS ASSOCIATION
REGULAR BOARD MEETING
November 16, 2011**

The Stonebridge at Eagle Ridge Master Owners Association's Regular Board Meeting was held on November 16, 2011 at 6:00 p.m. at the Golden Recreation Center. The following members of the Board were present: Tom Vesey, Shane Lacey, Tom Osborne and Helen Feiner. Andy Mills was present from 6:14 p.m., during the ARC Committee discussion, through the remaining duration of the meeting. The following members of the ARC were present: Carol Finn. Representing Association and Community Management was Betina Hemingway and Nicole Harres, minute taker.

MINUTES

CALL TO ORDER

The Stonebridge at Eagle Ridge Master Owners Association Regular Board meeting was called to order at 6:02 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 October 19, 2011 Regular Board meeting minutes.

111611.1 Motion to approve the October 19, 2011 Regular Board Meeting Minutes.

PASSED

**Motion by: Tom Vesey Seconded by: Helen Feiner
Abstain: Shane Lacey (not present at this meeting)**

MANAGEMENT REPORT

A copy of the management report was given to the Board. Betina provided the Board with an update as to candidates who are interested in running for a Board position.

FINANCIALS

Current financial reports were provided to the Board and reviewed. Tom Vesey indicated that the Association's financials look good and that the Association is operating within budget.

MEMBER REPORTS

The Board reviewed a copy of the current Aged Receivables Report and Attorney Collection Status Report. Betina brought the Board up to date with regards to a couple of accounts. #8 is being rented out and the attorney is working to move forward with receivership so that rent funds

can be collected. #7 has missed October's payment and late fees have been applied. If this account is not rectified it will be sent to the attorney at 90 days.

COMMITTEE REPORTS

ARC Committee: A copy of the current tracking spreadsheet was provided and reviewed. There is only one open action at this time.

Carol Finn discussed one recent ARC request in which a homeowner requested permission to remove individual vents on top of their roof and install a full ridge vent. Carol indicated that it looked like a straight forward request, but roofing materials were not specified, so the homeowners were asked to provide more information. The contractor apparently wanted to use two different types/colors/brands of shingle. Carol indicated that the proposal sounded weird so a homeowner/ARC member who works at a roofing company was asked to have their company provide an opinion. This company strongly recommended against this, noting that such an installation would void warranty. The ARC therefore denied the request.

Betina advised that Heather at ACM has not yet received a list from the ARC of homes that have passed inspection. Carol indicated that this will be done in the near future.

Carol presented a draft checklist that will go along with the ARC submittal form. This checklist will help aid homeowners in providing all information necessary when submitting ARC forms. This checklist encompasses some of the more frequently requested items such as painting, fencing, roofing, etc.

The attorney has provided comment on the new guidelines. These comments still need to be reviewed more thoroughly and will be approved via email. It is anticipated that the guidelines should be approved around the start of the new year. Betina indicated that the guidelines could be included in a mailing to all homeowners along with the required financial/budget information that is supposed to be sent out. The Board discussed a couple of the attorney's recommendations.

Landscape Committee: The drainage pit at 811 Fox Hollow has been completed. Tom Vesey discussed the details of this work, noting specifically that a drain pipe was not installed.

Summit conducted an investigation as to which islands can be irrigated. In non-irrigated islands, Summit is looking at installing a drip grid with quick disconnects so that a hose can be strung from another island instead of having water hauled. A price estimate will be obtained to do this at three islands. Helen advised that the City may need to be contacted for permission to run the hoses.

Tom discussed other Landscape Committee plans and ideas for next year including beautification of the elementary bus stop area as well as improvements near the fencing at Tract L.

Betina reported that all 5 of the back-flow preventers have been removed and are now in the storage unit. An invoice from Summit has been received.

Website Committee: Helen reported on O2's billing rates.

OLD BUSINESS

No old business to discuss.

NEW BUSINESS

Insurance: Betina indicated that the insurance will renew in December.

Board Interest: Betina reported that three forms have been received from homeowners interested in serving on the Board. Further nominations may come from the floor at the Annual meeting.

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. There was discussion about intrusive flood/security lighting and what measures/guidelines can be taken to mitigate some of the complaints.

CORRESPONDENCE

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

ADJOURNMENT

111611.2 Motion to adjourn the meeting at 6:53 p.m. PASSED
Motion by: Helen Feiner Seconded by: Andy Mills

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APPROVED

**STONEBRIDGE AT EAGLE RIDGE MASTER OWNERS ASSOCIATION
SPECIAL BOARD MEETING
November 16, 2011**

The Stonebridge at Eagle Ridge Master Owners Association's Special Board Meeting was held on November 16, 2011, following the close of the Annual Meeting. The following members of the Board were present: Shane Lacey, Tom Osborne, Helen Feiner, Shelley Ward and Karl Hawkins. Representing Association and Community Management was Betina Hemingway and Nicole Harres, minute taker.

MINUTES

CALL TO ORDER

The Stonebridge at Eagle Ridge Master Owners Association Special Board meeting was called to order at 8:53 p.m. A quorum of Board members was in attendance.

ELECTION OF BOARD POSITIONS

The Board had discussion as to who should serve in the various Board roles and the responsibilities included with each role.

**111611.3 Motion to have the following persons serve in the following Board capacities:
President - Shane Lacey; Vice President and ARC Liaison - Shelley Ward; Treasurer - Karl
Hawkins; Secretary - Helen Feiner; and Member at Large and Landscape Committee
Liaison - Tom Osborne.**

PASSED

Motion by: Tom Osborne

Seconded by: Helen Feiner

ADJOURNEMENT

There being no further business, the meeting was adjourned at 9:00 p.m.

/nh