



Ridge South Homeowners Association

BOARD MEETING - BUILDER APPROVAL **March 14, 2005 - 7:00 p.m.**

Board Members Present: Brent Tripp, Julie Pell, Brad Stedman, Warren Woita, Jeff Lapin, Alycia Dieckman, Peter Sartori, Brad Rushton

Others Present: Mike & Carole Owen, Brett & Lou Daugherty

The meeting was called to order at 7:06 p.m. by President Tripp. Agenda items for the meeting included requests to be placed on the List of Approved Builders by two builders, Maverick Construction and Pace.

PRESENTATION BY MIKE OWEN for MAVERICK CONSTRUCTION

Mike and Carole Owen were present as the prospective homeowners. Brett and Lou Daugherty were present as the owners of Maverick Construction. Mike Owen gave an extensive PowerPoint presentation.

The presentation began with drawings of the proposed home and the lot, which is Lot 9, Block 1 (C Lot). It is located on South Ridge Road. He presented a picture of their current home in Cripple Creek and stated that they take pride in taking care of their home and their yard.

Maverick Construction has been building and remodeling homes for 12 years. Maverick Construction has been in business for five years. The company has built two homes in 12 years, one of which is the Daugherty home on Ridge Road that was completed in March of 2000. The two homes Maverick has built have been custom homes. The proposed Owen home will be a custom home. Several pictures of homes were shown. Plans are designed by New Ventures.

Price range of homes built by Maverick Construction range from 215,000 to 260,000. The subdivisions the company has previously built in include Ridge South and Cripple Creek South.

There were five references given. Mr. Owen set forth his understanding of the covenants in abbreviated fashion, as well as the landscape requirements.

A question was posed from the board regarding the price range of the proposed home. Mr. Daugherty gave a \$300,000 figure. Mr. Owen gave a \$380,000 figure. The home will be a daylight, possibly a walkout. There was concern expressed by Mr. Owen regarding the water behind the lot.

The Owens and the Daughertys were asked to step out of the room. Discussion ensued. Brad Stedman made a motion to approve Maverick Construction for the Approved List of Builders. Peter Sartori seconded the motion. The motion carried by voice vote. The Owens and Daughertys were invited back into the meeting and informed of the decision, whereafter they thanked the board and left the meeting. President Tripp thanked the parties for the professional presentation and the attention to detail that they gave to the issues.

PACE CONSTRUCTION

President Tripp informed the board that Carrol Pace from Pace Construction had called him the previous week and demanded to be put on the Approved List of Builders. They own a lot on Southern Light Drive that they would like to build on. President Tripp requested that they come to a meeting and go through the interview process. He informed her that there was a special meeting scheduled for this night and time. Tripp also offered to provide them with a complete set of covenants. They did not appear at the meeting.

FURTHER DISCUSSION

President Tripp stated that Steve Fulton had called and was upset that he was not shown on the list of approved builders in the newsletter. They were inadvertently left off the list and will be added to the list for future publication.

President Tripp said that he had been trying to contact Fred Matulka from Hampton to request that they attend a meeting but as of yet had been unsuccessful in his efforts.

Lapin reported on the home that has an exposed foundation and is not in compliance with the covenants. He contacted Kathy Deprez at Southfork to discuss this. She said she would contact her husband. Discussion ensued regarding filing a deficiency on the home if there was no attempt at correcting the problems.

Secretary Pell noted that several people had inquired regarding a neighborhood garage sale. President Tripp stated that he would not be opposed to paying for the advertising out of the homeowners association account.

Brad Stedman made a motion to adjourn the meeting. Peter Sartori seconded the motion.

The meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Julie A. Pell, Secretary
Board of Directors