



Ridge South Homeowners Association

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Jeff Lapin
Jeff Mann

Julie Pell
Brad Rushton
Peter Sartori

Brad Stedman
Brent Tripp
Warren Woita

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President - Brent Tripp
Vice President - Brad Rushton
Treasurer - Steve Sheets
Secretary - Julie Pell

MONTHLY MEETING - BOARD OF DIRECTORS

March 28, 2005 – 7:00 p.m.

Bess Dodson Walt Branch Library

Board Members Present: Brent Tripp, Julie Pell, Jeff Mann, Warren Woita, Alycia Dieckman, Jeff Lapin & Peter Sartori.

Others Present: Don Daringer, Dick Wampler, Larry Wakefield, Bob Lewis & Fred Matulka from Hampton.

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The monthly meeting of the Ridge South Homeowners Association was called to order at 7:03 p.m. by President Brent Tripp. Guests were welcomed. President Tripp inquired as to whether there were any issues to be brought forth by any members present. Dick Wampler wished to compliment the board and thank them for their efforts in putting out the newsletter.

President Tripp initiated an introduction of the people present. Everyone introduced themselves and stated their positions.

HAMPTON ISSUES/DISCUSSION

Fred Matulka and Bob Lewis appeared on behalf of Hampton Development. President Tripp thanked them for attending and stated that we had several issues that had come up at last month's meeting that the board felt needed to be addressed at a joint meeting so that everyone could work through the issues together and have a clear understanding of Hampton's plans.

President Tripp outlined the areas that the board would like to see addressed at the meeting as follows:

- Out lots: Plans to turn over, schedule
- Dirt piles and installation of silt fences
- Maintenance of vacant lots
- Concrete fence
- Entry sign easement and maintenance
- Covenants and builder acknowledgment issuance
- Future intended use of proxy votes

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Fred Matulka thanked the board for inviting them. He stated they do want to be proactive with everybody and work things through smoothly. He thanked President Tripp for faxing him the agenda previously. Mr. Matulka introduced Bob Lewis. Mr. Matulka stated that Bob would be addressing the first three issues because those are his direct responsibility and he knows on a daily basis the status.

Mr. Lewis began by addressing the out lots and the turning over of the commons areas. He stated that in addition to the out lots, there are four cul-de-sacs in our association area. It is Hampton's intent that these areas are the responsibility of the homeowners. He stated that he had not walked through each cul-de-sac area recently, but he believed that Hampton is ready to turn these all over to the homeowners for maintenance. Mr. Lewis stated that most of them he thought had a tree planted in them, some retaining wall and some type of planting material. He said he would be glad to meet with the landscape committee and go over the landscape and what is planted and what needs to be done.

Mr. Lewis then moved on to the out lots. He stated that there are two out lots, which he described as the large out lot with the pond on it and an out lot at the north end of Ridgeline Drive where there's open drainage that comes out of the Ridge subdivision. He stated that last fall Hampton regraded that area, trimmed up the trees and reseeded that. He stated that was initiated by the fact that Hampton had sold three lots along there and that needed to be done as part of that. Mr. Lewis said that he had walked through the area in the last two weeks and that there was still standing water that they need to address. He stated that those trees were left by the previous developer. Mr. Lewis said that they hope to get positive drainage without a flow liner in this area. If they cannot do that, they may have to put a low-flow liner in so that small runoff will be handled through the flow liner. He stated that as far as turning that out lot over, they will have an answer regarding the flow liner by the end of April. If they put a flow liner in, it should be done by May and be ready to turn this out lot over in May. (Out Lot A, Ridge Pointe, First Addition, per Mr. Matulka)

Mr. Lewis then moved on to the second out lot, which he called Out Lot A, Ridge Pointe, Second Addition. This is the retention cell out lot. He stated at the request of the city, Hampton cleaned the cell out and removed the silt. The city had a concern about the shallowness and the mosquito population. He stated they added some riprap baskets at the inlet in and they regraded it. He stated that it was on the top of the list to seed and that he had been working with Don Daringer on a seed mix and that Don was ordering the seed. He stated that Hampton would apply the seed and get it established. Once that is established, Hampton will be ready to turn that over. He hoped by mid June, depending upon germination. That includes the right-of-way of Pine Lake Road between the bike path and the street. He stated that park and recs maintains the bike trail five foot to either side of the bike trail. He did not know whether they mow all of the grass between the path and Pine Lake. He stated there is also a triangular piece of property that is part of the commons area on the south.

President Tripp inquired as to the piles of dirt and whether they border the out lots or whether they are located on the properties. Mr. Lewis stated that the piles of dirt are on the lots themselves and that the lots back up against the out lot. He said that the utility boxes designate the back of the lots. From the back of the lots to the water is approximately 30 to 40 feet of out lot.

President Tripp inquired regarding the back of Shopko and whether they owned any property that borders the out lots. Mr. Lewis stated that the Shopko property line and the out lot have a common property line. He said that the bike path is on an easement that he thought splits both properties. Don Daringer stated that east of the bike path the association has about ½ of an acre of ground that is part of our commons area, referred to earlier as the triangular area.

President Tripp next asked what Hampton had to submit to the city as far as a drainage plan. Mr. Lewis responded that there was a drainage plan submitted with the original subdivision and that the city has a copy of that. He stated that Hampton prepared a new plan showing what they were

intending to do to clean it out, adding the baskets and extending the storm sewer pipe, regraded to a depth that allows the water depth to be at least three or four inches deep, per the city. President Tripp then asked if the city comes out to inspect these areas. Mr. Lewis said that once the seeding was done, they will ask the city to come out and look at the area based on Hampton's plan and get the city to approve it. He stated that it would be the storm water management group at public works, engineering services. He said that he had had four or five conversations with Gary Lacy.

Mr. Lewis stated that there is no requirement for depth, other than the city didn't want two or three inches due to a mosquito concern. He said that the retention of that cell is from the water level down and that there is no control over how deep it is. He stated that it probably averages two to four feet deep in the middle and he again said that they had cleaned the silt out. There's an outlet structure with a slot in it that is designed to handle a certain amount of flow. It then backs up and it can overtop the structure and get underneath the road. To control the silt downstream, a basket was installed by Hampton.

President Tripp inquired as to the original plan and whether it showed anything other than seeding. Specifically he asked if it showed any trees or shrubs. Mr. Lewis responded no, the landscape plan that was approved required no screening other than the street trees along Pine Lake Road and that there is no requirement for screening of the cell. He stated Hampton has added some trees along Shopko that were not required. Fred Matulka stated that they have a landscape plan and that they would give a copy to the board.

Don Daringer stated that he had spoken with them in the past and they had said that they could get trees cheap. Mr. Lewis then said that they had replaced a tree at the entrance, but they had not done anything else. Mr. Daringer inquired as to whether Hampton was planning on planting any trees between the cell and Shopko. Mr. Lewis responded that there was no requirement to.

Mr. Matulka asked to address this issue. He said that when you file a preliminary plat with the City, it must include landscape. They require developers to follow landscaping plans. The City reviews them. If you don't have the requirements of city ordinances, they won't approve the plat. If the plat moves forward, it's got city approval. He stated that they pay a lot of money to have the city approve their plans. Hampton always submits the bare minimum landscape plans to the city to move the plat forward. He said typically HDS exceeds these. He stated that they will never promise anything because driving factors change. He said their response is typically HDS does a little more and it varies from subdivision to subdivision. He said the city requires them to post escrows. If developer does not plant the trees and do the landscaping that was submitted in preliminary plat, the City will take the money out of escrow and do it.

Mr. Matulka then moved on to the retention cell. He guaranteed that HDS would do everything it takes to appease the city. He again reiterated that we could have a copy of the plan and that if someone called Bob in advance, they would have it ready to pick up.

Tripp inquired as to whether our particular subdivision was escrowed. Mr. Matulka stated that it is escrowed and if it wasn't escrowed, they wouldn't be proceeding ahead, as that's the way the process works. He stated that the city would not approve the plats unless the escrow is posted.

Daringer asked if they were going to plant any more trees than what already exists. Mr. Matulka stated that they did not say that. He stated that what he was tiptoeing around, and if we wanted a direct answer, the answer is no. He posed the question absolutely will they not? They don't know yet. He said it's in their best interest to sell their lots and that they like the neighborhood to look nice as well. He stated the reason he would not commit is because once he makes that commitment, then they're committed, and developments and subdivisions change. Pell inquired directly as to whether the minimum tree requirements had already been fulfilled. Mr. Lewis responded yes. The street trees

have been planted wherever there is a lot with a house on it and all of the landscaping requirements are done. He stated they have done landscaping in the cul-de-sacs, which was not a city requirement. He stated the screen requirement against the commercial lots are required to be done by Shopko, etc. He said they do have an obligation and still have money in escrow for empty lots for street trees. He said that the street trees do not go in until the house is built and the sod is installed.

Daringer asked them to talk about the property owners co-sharing the Shopko property and the new medical building. Daringer stated that the medical building had a half dozen pine trees that are dead that need to be replaced. He had a conversation with the people building the medical office and they did not have any information regarding this.

Mr. Lewis stated he could address that. He said they hired Eagle Nursery to come in a couple of years ago and replace some landscape that was already put in along 27th. There were trees that died and they added some new ones. Eagle Nursery approached the association that Shopko, the medical building and Union Bank are a part of. The association is run by Mike with Noddle Development. He will provide us with the phone number. Mr. Lewis states that Eagle Nursery is to replace those trees. He also said that he assumed the medical building would have requirements to do landscaping. Mr. Matulka stated that they did not do that development. Mr. Lewis stated that street tree guarantee was one full growing year.

Daringer inquired as to whether HDS planted all of the trees along the commercial properties. Mr. Lewis stated they planted no trees on the east side of the bike path, nor any of the commercial property trees. Daringer then said he felt we need a meeting with the commercial property people so that the board can have a good understanding of who is responsible for what. Daringer also stated that he spoke with a gentleman at Noddle and he acted like he didn't know anything about what was going on. Matulka again restated that they have no involvement in any of the commercial property.

Mr. Lewis stated the Out Lot A in second addition, the commercial association does have a responsibility for 22.9 percent (actually 27.2% per Tripp) of the maintenance of the out lot and that can be billed back to the commercial association because that is the drainage amount they contribute. He outlined maintenance and insurance also as being split. He stated there is a signed agreement that is filed. He stated maintenance that HDS has performed, they bill that percentage to Noddle Development and they pay HDS. Tripp requested a copy of the agreement and also contacts and phone numbers.

Tripp stated that before the lots were turned over to RSHA, we would like to work with Hampton and inspect the areas and make sure everyone is in agreement before the areas are deeded over. Mr. Matulka stated that they are held to task by the city and that they have the money escrowed.

Mr. Lewis moved on to the dirt pile issue. He stated that mid April the dirt will be removed. When Hampton bought the property those lots were shown as walkouts. He said that if the tube ever were to get plugged, if those lots were built as walkouts, they would have gotten water in the basements. They decided approximately a year ago to convert those to flat lots and have a minimum opening elevation on the lots. They are adding dirt in back to bring building area up to minimum opening elevation. He said some of the dirt is getting hauled off and should begin mid April and be done in a couple of weeks maximum. At the same time they will go in and grade lots and seed. He stated he wanted to have all seeding done this spring.

Daringer inquired as to whether they would compact the soil. Pell asked how they planned to leave the lots. Mr. Lewis stated they would grade at curb height back to 80, 85 feet back and then will taper to back property line. He stated if they needed silt fence along the street, they would do that. Sartori inquired as to whether that was done with the Kramer house, whether the lot was built up. Mr. Lewis stated no. He said they put a minimum opening elevation on that lot that they had to abide by. Woita

inquired as to whether they would be dumping any dirt on the west side of South Ridge Road. Mr. Lewis said he had noted some standing water on the back of the lot lines. He said he did ask for a survey from their engineer to look at the drainage of those lots. He said there probably would be some dirt added and some kind of a drainage swale.

Pell inquired regarding the lot on Hazel Scott north of the school that has had water standing. Mr. Lewis stated that they would take another look at that. Daringer inquired regarding whether a sidewalk was going to be installed on that lot. Mr. Matulka said he had a contract on the lot currently. He stated that whoever builds the house has to maintain the integrity of the drainage plan. If that does not happen or there is a problem, that is the builder's responsibility.

Mr. Lewis summed up the dirt pile issue with the following: Dirt piles, mid April. Seeding, clean up streets, silt fencing put in place when final grade is done.

Mr. Lewis moved on to the maintenance of vacant lots. Hampton is required to mow those lots. He stated the city allows them to go to one foot in height. He said that most lots have been sold and that they own only 15 to 20 to 25 at the most. He said that once the lots are closed, unless the buyer has hired them to mow the lots, their responsibility is done. Lori at Hampton can update anyone at any time what lots are closed or not closed. She has that information on a daily basis. She can be called regarding mowing and trash, also. The number is 434-5650. Tripp inquired as to lots not under contract. Lewis stated 20 to 25 not under contract.

Mr. Matulka addressed the concrete fence issue. He stated that this was put up on a temporary basis to get the fence on display. He said that he previously met with Bob Carter and two other board members and that Bob was his main contact after the fence was put up. Matulka stated what they wanted to do was make people aware, and discussed with Bob Carter, that there was an opportunity to put this fence up along Pine Lake Road and along 27th as a barrier fence if RSHA would approve it. At that time RSHA disapproved it. Matulka stated the fence will be coming down. Tripp inquired as to time frame and stated that he had had many calls regarding the fence and that it would be best if it was taken down. He also stated that he was on the last board and that the fence was not presented in the way that Mr. Matulka stated it at this meeting. Tripp asked to have the fence removal expedited. Mr. Matulka said it would be done as quickly as possible.

Tripp moved on to the entry sign and maintenance. He stated that we would like to be able to maintain that long term, but it's on Rembolt's property currently. Matulka suggested that the board call Rod. Tripp inquired whether the sign was there before or after it was sold to Rembolt. Matulka said they had no idea. They didn't sell the lots to Rembolt and they didn't put the sign up.

Matulka gave a brief description of the evolution of Ridge South and the covenants. Tripp again expressed the concern the board has regarding people that are signing contracts on lots and not getting the full set of covenants. Matulka said they are giving people what they have. He stated he was aware that there had been changes to the covenants and that if Hampton doesn't get the changes, they're not aware of them and they can only give out what they have. He said he had spoken to possibly Bob Carter and requested that Hampton be kept updated on the covenants. Tripp stated the last two builders that had approached the board brought the flyer-type covenants that are on the Hampton web site. Matulka stated he couldn't respond to that. Tripp presented the most current version of the full covenants to Mr. Matulka. Matulka requested an electronic copy be e-mailed to him. Matulka asked the question of Tripp regarding what the builders stated they were provided in regards to covenants. Pell produced a copy of the abbreviated covenants that had been apparently provided to some builders. Matulka again stated that when a contract is signed, Hampton has a list and the builders are provided with all information. Tripp said that he would send the electronic version of the covenants in PDF to Matulka. Matulka stated that Lori Michl at the Hampton office handles these matters and if there are ever questions to call her.

Matulka then moved on to intended use of proxies and asked what the board would like to know regarding this. Tripp stated what the intended future use of the proxies would be. Matulka stated that he had previously had this conversation with Bob Carter. He said he has no intent with his proxies. He stated with the lots they owned, they have a certain amount of voting rights in the association. Matulka stated he had no hidden agenda with the proxies. He feels it's important that the homeowners that live in Ridge Point run the neighborhood the way they want to. He stated his concern is that he does not someone to go in and change the covenants or do something that's going to be adversarial to Hampton's opportunity to market their lots. He stated they have a lot of money involved, i.e., infrastructure. He gave an example of a possible requirement of all houses being purple with pink polka dots and that he felt they wouldn't sell very many more lots if that was the situation.

Matulka stated that he had never held his votes over anybody's head and that he had never interfered with any of the homeowners association matters. He stated he gave his proxy votes to Alycia Dieckman on the last election because she approached him and told him what the intent to do with them was, where the association was going. Matulka stated he spoke to Bob Carter before, during and after all of this was going on to confirm. Matulka was in agreement with the way the voting was going to go and he gave her the proxies to vote that way. He stated no one can do anything with their votes without their permission. He also said he has no intention of going to homeowners association meetings or having any involvement. Matulka stated that Alycia would not use the votes in the future without talking to him and getting his opinion. He stated he spoke to Bob Carter before the last election and Carter asked him if they still had the proxy and Matulka responded yes, they do. Matulka stated it was all up front and that he had always been very upfront with it. He said he has nothing to gain by holding his votes over anybody's head. He again stated all he wants to do is sell his lots.

Tripp questioned Matulka regarding his statement that his intent is to have the residents run the direction of the neighborhood. Tripp stated that by loading up the proxy votes, that allowed Dieckman to carry to vote and that is the concern. Tripp pointed out that that is a direct contradiction in statements. Matulka said he was aware that there was a lot of dissension in the ranks and that there was a lot of controversy in the neighborhood. He did not know percentages. He stated he had numerous phone calls from a number of homeowners that were questioning what could be done with the current situation. He said the proxies happened to be assigned to Alycia, but it was not just Alycia that called him. He again said there were several people that called. He was aware that there was controversy and a group of people came to him and said this is where we're headed, this is what we want to do, do you disagree with it? He stated he didn't care and he didn't have a problem with it and so he gave his proxy to them. Matulka again stated that he explained all of that to Bob Carter and Carter said that he understood. He stated he gave the proxy to people that live in the neighborhood because he really does want the residents to run it. He said he can revoke the proxy whenever he wants and said he didn't want to be involved with the issues.

Matulka again revisited the issue of the barrier fence being located along the busy streets and stated he personally thought that was a great idea. Pell stated that the fence had never been presented to the board in that manner. Matulka stated that's what the intent was. Tripp stated it was not presented in that way. Matulka said that Rod Hornby was going to pay for the barrier fence along Pine Lake Road. Bob Carter told Matulka that the board did not wish to pursue that. Matulka stated that he thought that that was not the right decision, but he did not want to be in the middle of it. Matulka again stated he had no hidden agenda and that if anyone had a concern to call him. He stated that Alycia calls him and talks to him about the concerns. Matulka also stated that he had had calls from builders not understanding the inconsistencies in the way the houses were being approved or not approved and that gives rise to concern regarding Hampton's ability to sell the lots. Tripp pointed out the statement in the covenants regarding fitting the character of the neighborhood and that that statement had caused much of the controversy, but the board has to uphold the covenants. Matulka stated that he is pleased right now with the way everything is proceeding and moving forward.

Daringer questioned Matulka as to whether next year he would give his proxies to someone. Matulka stated that he hoped next year it wasn't an issue. Woita stated that much of the rift regarding this was the townhouse issue. Matulka addressed the townhouse issue saying that there was confusion. He stated that they went to the board of directors of RSHA and said that they could sell those lots easier if they could do townhouses there. He stated that the board said that they would look at it and that they didn't have a problem with the townhouses, but they wanted to approve the plans, etc. Hampton proceeded with selling the lots on the assumption through the conversations with that board. When Hampton came back with the plans, the board said they did not want townhouses there anymore. Matulka said once the new board said no, Hampton backed off.

Tripp stated that there were several groups that presented townhouses to the board, not just one entity. Matulka stated the other one was a builder that wanted to build a cul-de-sac. Tripp said that that was Premier and that it was not townhouses. Tripp stated that there were at least three groups that wanted to present townhouses across from the school. Matulka stated that he was marketing those lots to people as townhouse lots and that he had approval to do that, but that plans would have to be submitted. Tripp stated that he couldn't speak to what the previous board had stated, but the covenants are clear that there are no townhouses. Matulka said that he understood that and that nobody was arguing with that. He stated that the board had said that they were willing to pursue it because they felt it would make the neighborhood nicer. Matulka said the board did not approve townhouses, but that they would look at the plans, etc.

Pell questioned Matulka on the current status of the lots on Ridge Road across from the school. He stated that he had someone looking at them real close but does not have a deal put together on them yet. He stated that there was a real likelihood that the lots will sit vacant for a number of years because it's going to be hard to meet the covenants and build on those lots. Tripp asked about any pending activity on the back cul-de-sac with the empty B lots (South View Circle). Matulka said they have a lot of interest, but no signed contracts.

Matulka again requested that the board revisit the barrier fence idea along the busy streets. He said that unfortunately, the opportunity is probably gone with Hornby. He said the deal may be able to be revived, but he wasn't sure. Matulka stated that if Hornby had done it along Pine Lake, he was considering installing the fence along 27th Street. He again stated that he could make no promises regarding the fence. He said if the board was interested in revisiting it, it might be still a possibility. He stated the fence would be stained and that it could be seen at 88th & Old Cheney in a more final form. He stated the height of the fence is six foot or eight foot and it is maintenance free. Matulka thanked the board for the opportunity to come and the board members thanked them for their time.

SECRETARY'S REPORT

The February 28th board meeting minutes were discussed. One change to be made was that Brad Stedman has one year left on his term. With that change, Woita made a motion to approve the minutes from the meetings on the 24th and the 28th of February. Sartori seconded the motion. Motion carried by voice vote.

Pell addressed the progress of the web site and stated that it should be up and functional within a week or two. The issue of web site advertising was discussed. The advertising would be local businesses in a business-card-sized ad. There was no opposition to this. Garage sale dates were discussed briefly.

TREASURER'S REPORT

Tripp stated Pell had submitted a request for newsletter expense reimbursement, including copying, postage, etc., for \$132.16. Pell also submitted a request for reimbursement for the www.ridgesouth.com domain name, which was purchased for three years at \$74.97. Tripp proposed that Pell submit these to Treasurer Sheets to be reimbursed. Lapin made a motion for approval. Tripp seconded the motion. Motion carried by voice vote. The balance of the account is \$19,991. No outstanding bills other than previously-discussed reimbursements.

There are eight lot owners that have not paid annual dues, six of which are builders. Those are typically paid when the house is sold because the title company does that. Sheets sent out notices to the two remaining. Last year there were five at this time. Out lot insurance will be paid in the amount of \$450, which was previously approved. Sheets filed for the nonprofit status of the organization.

BOARD ISSUES

Vice president election was discussed. Tripp stated he had approached Brad Rushton regarding running for the position and he agreed to that. Mann made a motion to nominate Brad Rushton as vice president. Sartori seconded the motion. Motion was approved by voice vote.

Membership dues were discussed regarding persons living on commons and those not living on commons and whether dues should be higher/lower respectively. Tripp said that the covenants state that this cannot be done, that everyone pays the same amount regardless of what type of lot. "Such annual assessments shall be uniform as to each lot." There was brief discussion regarding raising dues amounts in the future. Out lot/commons area beautification and maintenance was discussed.

Tripp discussed getting a professional involved in surveying and looking at the out lots before they are turned over to the association. Daringer stated Ben Higgins and Gary Lacy at the City are well aware of the areas and issues. Daringer stated that he had spoken to them and that there was no bond put up on our project. Tripp noted that Matulka said there was a bond. Tripp suggested that maybe the association could take the areas over and maintain them conditionally for a year to make sure that the flows are proper, but not take over the deed for another year.

ARCHITECTURAL REVIEW COMMITTEE REPORT

Tripp welcomed Larry Wakefield to the committee and thanked him for volunteering. Tripp asked Lapin for a report on the noncompliant home with the exposed foundation. Lapin stated that he spoke to Mr. Deprez and that he used profanity and expressed that he didn't care about our covenants. Lapin told Mr. Deprez that the covenants required that the foundation be covered. Mr. Deprez again stated he didn't care and that the board can do whatever they want.

Lapin stated the option is to file a deficiency notice with the register of deeds. He also stated that the association could pay to have the exposed foundation covered and then recover the expense from the builder. Woita felt a deficiency should be filed since the house is not sold yet. Tripp stated he would request Mr. Bowman to write a generic deficiency notice for the board's use.

The proposed changed covenants were discussed. Tripp encouraged board members to look through the proposed changes and comment.

LANDSCAPE COMMITTEE REPORT

Don Daringer presented bids for out lot weed/feed and mowing for Out Lot C and entrance. He stated that he had a hard time getting bids from companies. Tripp stated he would scan and e-mail them to all board members for review/discussion. Daringer asked what the board would like to do regarding landscape inspections. He wanted to know what the board was going to do with the deficient homes.

The board discussed sending a letter requesting plan, if not submitted, and then issuing a letter stating what the homeowner is deficient on. Tripp inquired whether there was a list of people that were audited and approved. Daringer stated there are only 11 homeowners that have been approved and that there are approximately 20 more that would probably pass inspection at the current time. Daringer wanted to know when the board wanted the inspections done. Daringer stated last year the board sent out letters stating homeowners had 90 days to be in compliance. Tripp asked whether there were follow-up inspections on houses that letters were sent to. Daringer said there were no follow-up inspections done because the board gave no guidance as to what was to be done if they were not in compliance. Daringer again asked for direction from the board, which was tabled due to time constraints. Daringer stated if anyone needed trees, he could get trees from a nursery at a reasonable price.

On a final note regarding the barrier fence, board consensus was that it would be more attractive to have trees rather than a concrete fence. Woita also expressed concerns regarding liability and the fence.

Jeff Lapin made a motion to adjourn the meeting. Julie Pell seconded the motion. The monthly meeting was adjourned at 9:00 p.m.

ACTION / FOLLOW-UP ITEMS

- ✓ Board members: Review proposed covenants and make recommendations
- ✓ Landscape committee: Follow up on meeting with Mr. Lewis regarding landscaping
- ✓ Contact Mr. Lewis to request copy of plan filed with city on detention cell
- ✓ Contact Mr. Lewis regarding contact name(s) and number(s) for Noddle Development
- ✓ Follow up with Eagle Nursery with regard to the trees that need replacement behind commercial
- ✓ Set meeting with commercial property association
- ✓ Follow up on receiving copy of agreement with commercial association regarding maintenance percentage they are responsible for
- ✓ Arrange group inspection of out lots/common areas before turned over
- ✓ Contact Rod Hornby regarding the entrance sign area and easement
- ✓ Tripp: Send electronic version of covenants to Fred Matulka
- ✓ Further discussion on web site advertising: Cost? Duration?
- ✓ Follow up on raising dues and changing dues structure, common areas v. non
- ✓ Contact professional regarding surveying/looking at out lots before turned over
- ✓ Tripp: Request Bowman draft a generic deficiency notice for board
- ✓ Lapin: Follow up with Deprez on deficient South Fork home
- ✓ Board: Review/comment on out lot maintenance bids
- ✓ Set schedule for landscape inspections & consequences for noncompliance

Respectfully submitted,

Julie A. Pell, Secretary
Board of Directors