

HOA BOARD MEETING MINUTES

October 24, 2006

Julie Noonan began the meeting with a discussion that included the cost of Ken Ball's plan. Julie and Randy went to the Forest Hills Meeting to ask for money for landscaping. Ken was in attendance in order to answer any questions. Rick Kemple explained that he and Ken have been working together on this project. The landscaping thoughts: 1. major infrastructure/retaining walls; and 2. projects that the HOA can do on clean-up days. Ken's function is to give designs.

Rick thinks we need to prioritize as follows: 1. front gate and Summerwood stone walls; (a 2 foot wall connecting mailboxes and front gate (cost was \$30. per facing). The approximate cost would be \$20,000.00. Ken Ball said that they need to get some facts and measurements and then we could get bids from contractors. Forest Hills' idea was to do this particular concept and hire a landscape architect to design this. They committed to paying for this problem. Is it viable to approve a partial design? The second priority would be the gazebo and pond project. This should also include the corner on Anasazi/Hilldale berm. (\$10,000 - berm area.) Lastly, the third priority is to fix up the big sign up front. (\$10,000.)

The plan would be available to all of the homeowners in order to keep a theme in the community and to educate neighbors regarding toxic plants, and positive plants for the neighborhood.

Julie's idea is to ask for the cost of the plans and to complete Summerwood projects. Discussion ensued in order to formulate a plan on how to approach the water board. Liability fixes first, functionality next and aesthetic last.

Last November Bill Grant and Ken Ohlm recommended we get a landscape architect to Rick Kemple. He arranged for Ken Ball to make this preliminary plan; however, we need to receive funds from the Water Board. The cost is reflective of the area (approx. 200 acres). This project has been in the works since this summer.

The proposal is to go to the Water Board meeting on November 9th. We need as many people as possible to go.

Kelly Merlo read the minutes from the last meeting on August 29, 2006. Minutes were approved by Julie Noonan and seconded by Mahesh.

The treasurer's report was read by Judy Riley. There was \$23,086.77 in the checking account. The P & L report was presented along with the Balance Sheet and the Customer Balance Summary. Judy Riley reported there were a few outstanding bills from the Chili Cookout. It was discussed to send a final notice for outstanding HOA dues.

The Action Committee received a call regarding paving on the 70. This would not be done in the foreseeable future. The Riva Chase crime report consisted of a car theft, an assault, and fraud. School bus stop issue was addressed. We are waiting for a Jeffco bus representative to contact us. Randy discussed how the stop sign was moved and the white lines were painted as a happy medium. Randy talked to the sheriff about the gate being a deterrent. His recommendation would be to keep the gates closed. The back gate was broken and Randy tried to get it fixed. They were waiting for the insurance claim. Crime is still relatively low.

Old Business - Status of the Riva Chase Web Site (Steve was not present). New Homeowner's Law – Mahesh presented some information that should be reviewed. We will review these items and then revisit them at a later date. Many of the laws are more pertinent for condos rather than single dwelling homes. We were in agreement to hire someone to type the relevant documents into a Word document.

New Business – Judy moved to increase the dues to \$75.00. It was seconded by Randy to pass the motion. It was recommended to make a donation to give the Forest Hills Fire Department of \$250.00. It was moved by Randy and seconded by Diane Urbano. The following suggestion was made for receiving dues: stamp invoice enclosed on the envelopes and send a second notice by March. Lena Junker from the welcome committee was moving. The annual meeting date will be in February. The proposal is to have the meeting in a more festive atmosphere and off site. February 27th or February 28th will be the meeting date. Our next board meeting will be January 10th on a Wednesday at Mahesh's home.

Respectfully submitted,

Kelly Merlo
Secretary