

CRIGHTON RIDGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

Date: January 11, 2007

Location: 13231 Ridgewater Way

Attendees: Larry Knigge, Director
Matt Paggioli, President
Judy Weidner, Director
Bert Williams, ACMI

OPENING: At 6:40 pm Mr. Paggioli opened the meeting and stated the meeting would follow the agenda forwarded to Directors by ACMI. A copy of the agenda and handouts are attached.

APPROVAL OF MINUTES: Minutes for the November 2 meeting were approved and signed.

ELECTION OF OFFICERS:

- The following appointments were agreed to by board members.
 - President Mr. Paggioli
 - Vice President: Mr. Knigge
 - Secretary/Treasurer, Ms. Weidner
 - Chairman ARC Committee, Ms. Weidner (other board members also serve on this committee)

MANAGEMENT REPORT: Mr. Williams reviewed the attached preliminary December financial reports and responded to board questions. Key items discussed were:

FINANCIAL

- At year end the association had \$217,429.80 in bank accounts and CD's. \$78,303 of this total is 2007 assessments to be utilized in the 2007 program. \$139,127 in cash surplus to 2006 requirements. Of this total \$120,000 was previously placed in reserve for future capital and replacement requirements.
- Motion by Ms. Weidner to place an additional \$15,000 in the reserve (making total reserve \$135,000) and carry the remaining \$4,127 into the 2007 operating program. The \$15,000 should be placed in a 6-9 month CD with ACMI to choose the term to maximize the return to association. Motion was seconded by Mr. Knigge, passed.
- Motion by Ms. Weidner to place \$50,000 of the cash available for the 2007 operating program into a 4-6 month CE with the term chosen by ACMI to maximize return. Motion was seconded by Mr. Knigge, passed.
- Refunds of back sales taxes have been received for all vendors. The total refunded was \$18,839. Note that the 2007 budget forecast that a portion of these refunds would not be received until 2007, therefore, that revenue was received early.
- There were no unusual expenditures in December.
- A complete account status listing was presented to the board. There are two accounts with the attorney for collection. One is reported to be in foreclosure.
- Mr. Knigge provided information required to add him to the bank signature lists, Ms. Holliday will be removed from the lists.

DEED RESTRICTION

- ACMI asked board if they wanted notices sent to owners who have not yet removed Christmas decorations. Board concluded that these notices should be deferred until the February inspection.
- Electric fences to deter wild pigs are currently either removed or hidden in wooded areas, or behind the homes, therefore, board asked ACMI to not send additional notices until, or unless, new fencing is added.

- The status of the effort to require realtors to use smaller signs more in line with the DCCR requirements was discussed. Board concluded that at this time the larger signs have been removed and asked ACMI to defer further notices until, or unless, new issues arise.
- Board asked ACMI to conduct a special inspection to identify homes where the pool equipment has not been screened and where homes may have mildew growth. This program will be conducted in early spring after owners have been informed of these issues in the next newsletter.
- ACMI was asked to send a DR notice to resident in Section 3 to require the exposed fencing near the front of the property to be in compliance with the DCCR's which require the good side of the fence be exposed to the street.

OTHER BUSINESS:

- Status of sign boards. ACMI confirmed that the boards are ready for installation, pending board identification of specific location for each board.
- ACMI was asked to follow-up with IMS re removal of a dead tree at entrance 2 and placement of railroad ties in the parking lot to prevent damage to the fence when people park too close.
- Ms. Weidner reviewed a Waste Management to add recycling services for the subdivision (copy attached). The cost would be \$3/mo per home for one pickup each week (which would require an increase in assessment), would require specific separation of materials (for example soft drink cans are ok, but beer cans are not) and the refuse would be in open containers and likely to be dispersed. Board voted to not pursue this contract further.
- Board asked ACMI to discuss the recent Warranty Deed issued by Trendmaker on behalf of Crighton Ridge HOA. The document, as prepared, does not appear to be legal in that it includes only a signature by Trendmaker. Also, there is no drainage easement granted for the property, which is required before the County will maintain the drainage. This easement should have been obtained by the developer prior to development and appears to be a Trendmaker responsibility.
- Board continues to be interested in adding landscaping at several locations within the subdivision. A plan will be developed by board for review at the next board meeting.
- Board approved the contract for maintenance of the putting greens, repair of the lake lighting and the filing of an insurance claim for the lighting repairs.
- Board will review the status of existing fences and prepare a complete listing of fence work to be done prior to implementing the work for which proposal has been obtained from JT Fencing.
- Issues at the Kidd Rd. entrance were discussed. Mr. Paggioli indicated the issue seems to be related to drainage in the area with the corner where rutting is taking place being a low spot so it stays wet. One potential solution would be to ask the County to install a drain under Kidd Rd. to eliminate the standing water and mud. After considerable discussion the topic was tabled until the next meeting.

BOARD AND ASSOCIATION MEETING DATES AND LOCATIONS:

- The next board meeting will be in April, date and location to be determined.

Prepared By: _____
 Bert B. Williams, ACMI

Approved: _____
 Larry Knigge, Director

 Matt Paggioli, Director

 Judy Weidner, Director

Date: _____