

RIDGEPOINT AT BEAR CREEK HOMEOWNERS ASSOCIATION, INC.

ANNUAL/BUDGET RATIFICATION MEETING MINUTES

DECEMBER 3, 2007

CALL TO ORDER

The meeting was called to order at St. Josephs Episcopal Church at 11202 West Jewell Avenue Lakewood, Colorado at 7:05 p.m.

INTRODUCTIONS

Board President, Carl Johnson introduced himself. Aron Smith was introduced as Vice President and Tom Lowrey as Secretary/Treasurer. Sandi Mumaw and Larisa Erickson were introduced as Community Managers from MSI, LLC. There were thirty homeowners represented in person or by proxy.

ROLL CALL OF THE HOMEOWNERS

The homeowners present introduced themselves and stated the number of years they had lived in the community.

PURPOSE OF THE MEETING

The purpose of the meeting is to hold an Annual Meeting according to the Declarations of the community. It is an opportunity for the homeowners to receive a financial review of the community, to review the projects which have taken place during the year, as well as to become acquainted with their neighbors.

PROOF OF NOTICE

Sandi Mumaw presented the homeowners with a copy of the Notice and proxy which was mailed to all the homeowners not less than fifteen days nor more than sixty days prior to the Annual Meeting.

APPROVAL OF THE MINUTES FOR THE PRIOR ANNUAL MEETING

The minutes of the Annual Meeting held December 4, 2006 were read by Carl Johnson. The homeowners approved the minutes as read.

MANAGER'S REPORT

Sandi reviewed the cash flow for the community for the period ending October 31, 2007. Their Operating Account had an Ending Cash Balance of \$23,466.86, the Reserve Account for long term expenditures had a balance of \$36,252.95.

NEW BUSINESS

Carl Johnson reviewed the pre-approved color book selection with the homeowners, indicating this book would be used as a guideline for homeowners who wish to repaint their homes.

Proposed 2008 Budget – Tom Lowrey presented the 2008 Budget for review and commentary. Tom answered questions from the homeowners. The 2008 Budget was ratified.

Election of One Board Member – Sandi Mumaw asked for nominations from the floor. There were none. There were two previous nominations, Amy Alonzo and Wendy Raffaelli on the ballot. Amy Alonzo was elected to a three year term on the Board of Directors by a secret ballot.

ADJOURNMENT

Having no further business to discuss, the meeting was adjourned at 8:10 p.m.

GENERAL DISCUSSION

Garage Door Painting - A homeowner discussed the possibility of painting garage doors a darker trim color as opposed to the body of the home. After a brief discussion, this suggestion will be brought up with the ARC to make a decision as to a policy regarding the painting of garage doors a dark trim color.

Dog Complaints – The Board announced that any dog complaints should be turned over to Jefferson County Animal Control. The Board nor MSI will handle dog complaints.

Erosion Issue Regarding the Front Area at the Top of the Hill - This issue will be discussed at future Board meetings and the appropriate measures will be taken to correct the problem.

SM/dkm/RBC