

**RIDGES ARCHITECTURAL CONTROL COMMITTEE (ACC-Ridges)
MEETING MINUTES**

Date: August 7, 2001
Time: 5:30 pm
Place: Capers
Attendees: Ted Munkres
Tom Tetting
Frank Rinaldi
Sharon Cannella

Bob Andersen was unable to attend due to illness. Cynthia Adair was unable to attend due to the short notice of the meeting and work commitments.

The meeting was called because Ted is selling his property in the Ridges and will no longer be eligible to be a committee member. Ted has been on the ACC-RIDGES for a number of years, longer than any other committee member. The committee needs to learn as much from Tom as possible and as soon as possible. He agreed that he would be an unofficial member of the committee as long as we need him, for which all in attendance were grateful.

Ted and Tom discussed Tom's small claims action due to his neighbor, Linda Norton's, portable kennel being in such close proximity to his property. Ted requested that we approve a 40 x 6 plus 8 x 2 fence that he intends to construct because of this kennel. Tom received approval.

The committee agreed to table the matter of the house in disrepair at 375 Hill View Drive, Units A and B, that was discussed at the last committee meeting. The complaining Ridges dwellers are Gordon and Christine Gallagher and Dianna Moore. A copy of the letter sent to Ted is attached. The covenant that covers this structure is filling number 5. The committee agreed that we should all read the covenants, drive past the structure, discuss what we find at the next meeting, and determine if we have grounds to call the owners and recommend/request repairing their property.

Ted recommended that we write a letter to Tom Zender, a former committee member, officially explaining that he is no longer a member of the ACC-RIDGES. Tom Zender had not been able to attend the majority of regularly scheduled meetings, and his spot was filled when the appointment of the three new committee members, Tom Tetting, Robert Andersen and Sharon Cannella was passed. When written, a copy of the letter should be sent to Stephanie Nye, City Clerk.

Sharon asked about ACC-RIDGES letterhead and said that she could write letters for the committee when they are required, if the committee approved that arrangement.

Ted also recommended that we give a "wish list" to Dan Wilson, City Attorney, with regard to our role as the ACC-RIDGES. We need additional guidance regarding how to correct issues and violations of the covenants. The City will not enforce the covenants and there is no homeowners association (although Tom has mentioned looking into this). The Ridges are also regulated by City ordinances and we should consider looking at what covenants fit under the City ordinances since the City Attorney can help us enforce those.

There are many covenants that are outdated and/or no longer enforceable. No motorcycles permitted, even when parked in garages, was given as an example. Another example of

outdated covenants is possibly the house colors that have been listed in each of the covenants. Sharon asked where she could obtain copies of the covenants and Ted gave her copies of all six filings. They are being sent out with these minutes.

The committee determined that we should meet with Dan Wilson and ask for guidance on how to make things happen. Our goal is to help with control of the Ridges in areas of trash, debris, maintenance, colors structures are painted, chain link fences, light and sound pollution, etc. We want to be able to enforce and generally maintain the original developers' intentions pertaining to the desired life style and the quality of living in the Ridges.

We discussed the fact that we need to make ourselves known and available to the residents of the Ridges. Sharon said that she has not had time to plan a picnic or something similar in order to get the Ridges residents together due to work and family commitments. However, some kind of social or formal meeting should be planned in the not-to-distant future.

The last item discussed was that Cindy Martinez, Mayor of Grand Junction, has a goal to see cohesiveness between the volunteer committees terms as well as policies and procedures. A letter written to Ted in July 2001 is attached.

The next meeting should be planned for the middle of September 2001.

Sharon Cannella
Acting Recorder

Attachments

Complaint Letter
Covenants – Filings 1 through 6
Letter from Mayor Enos-Martinez