

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

Date:	November 1, 2001	Time:	12:00 pm
Place:	City Hall Building- Administration Conference Room		
Attendees:	<u>Committee Members</u>	<u>Grand Junction City</u>	
	Cynthia Adair	John Shaver – Assistant City Attorney	
	Tom Tetting	Kathy Portner – Community Development	
	Frank Rinaldi	Ivy Williams – Code Enforcement	
	Sharon Cannella	Randy Keller – Code Enforcement	
	Ted Munkres		
	Robert Andersen		

A luncheon meeting was held with the City of Grand Junction City Attorney, Community Development and Code Enforcement offices to obtain guidance in developing future plans for the Ridges ACC.

John Shaver explained the roll of the Ridges Metropolitan District (RMD). In 1991, through the refinancing of the Ridges debt, the RMD took over responsibility for managing the debt. The RMD, which is made up of members of the Grand Junction City Council, meets once a year to make a determination regarding the mill levy. Mr. Shaver said that although this is basically the extent of the RMD involvement, they certainly have a vested interest in ensuring that the Ridges remain a desirable development in which to live. Perhaps the Committee can meet with the RMD when they schedule their next review.

John Shaver had previously done a comparison of the Ridges Covenants with the City Enforcement Codes and offered to update them and issue the committee a copy. Once the committee receives the list, they can compare various issues with the codes and work with Ivy Williams and Randy Keller to resolve anything covered by codes. Issues not covered by codes and not able to be resolved with the property owners may have to be dealt with in Small Claims Court.

Kathy Portner explained that when changes to Ridges property requires a permit, her department does not issue permits unless evidence that the Ridges ACC has reviewed the changes. This doesn't necessarily mean that the Ridges ACC has approved the changes. The Ridges is the only development that currently has this requirement.

The Ridges ACC will initiate the following:

1. Advertise our existence by contacting Kristin Winn, City Communications, and determine best vehicle to use, i.e. – Water Bill, etc.
2. Find out when the next RMD meeting will be held and request they let us meet with them.
3. Meet with Ridges residents and discuss Protective Covenants to ensure that they are aware of them and see that they receive a copy if they do not know where the one they received with the purchase of the residence.
4. Tour Ridges and determine where there are highly visible covenant infractions and compare them to the list of City Codes

The Committee needs to determine a time frame for these actions listed above, as well as actions that have been identified at earlier meetings:

1. Define an organizational process for the Committee
2. Review and update the ACCO "Approval for Building Permit Form"
3. Review and update the Covenants

Tom Munkres received another letter from a Ridges resident. The issue will be reviewed and handled similar to the last issue.

The meeting lasted until approximately 1:30.

Action Item for City Assistant Attorney – John Shaver

Update the Codes and Covenants comparison and contract Sharon Cannella at 254-4628.

Sharon Cannella
ACC-Ridges Recorder