

THE RIDGES ARCHITECTURAL CONTROL COMMITTEE

Cynthia Adair, Robert Andersen, Ted Munkres, Frank Rinaldi, Thomas Tetting
June 2, 2004

May Meetings Minutes:

First Meeting;

A meeting was held by the Committee on May 12, 2004 to discuss issues presented by the 406 Ridges Blvd (La Roche HOA) and to review covenant enforcement plans to be presented to the City Attorney, John Shaver, May 14 at City Hall. Two former members of the HOA were present. Their concern was whether or not their particular outdoor light fixtures on their duplex were in violation of the Ridges Filing #2 covenants. It was decided unanimously that they were not in violation. Additionally, 3 more samples of exterior paint colors were presented for the 406 Ridges Blvd. condominiums by the La Roche HOA and these were determined to be as acceptable as the last samples which were approved in Feb., 2004.

The Committee also discussed the upcoming meeting with John Shaver regarding a letter drafted July 1, 2003 and sent to the Grand Junction City Council, a.k.a. The Ridges Metro District Board, earlier this year. The letter specifically addressed concerns of the Committee pertaining to the City's responsibility and need to help enforce covenants in the Ridges when necessary. As a Committee we agreed that changes in focus will be necessary for covenant enforcement in the future and as a model, the City's Code Enforcement Division is a good place to start.

Second Meeting;

At City Hall the Committee met with John Shaver and Ivy Williams (Code Enforcement) on May 14, 2004. Our issue was whether John had received any directions from conversations with the City Council about the above mentioned letter. He hadn't but found some merit to the issue. He would get back to us in the near future. An alternative to City help enforcing The Ridges covenants was discussed. That is, the future development of The Ridges Home Owners Association. This entails a vote and approval by the residents of The Ridges of this type of organization. The City said it could help with the initial design of those Rules and Regulations but no time frame for initiation was set. The Committee is currently awaiting a response from the City Attorney with information about the situation from the City Council.

Third Meeting;

In order to summarize the results of the previous meeting for an absent member, Ted Munkres, and to keep on schedule our promise to meet monthly on the last Monday of each month we again met at the usual location. The Committee feels that while not advocating for an HOA in The Ridges, we may certainly help organize a City proposal to explain the pros and cons to the residents. Thorny issues such as to RV or not to RV? and paint color choices/limitations were brought up as items to debate. It would be nice to review the City's "draft" HOA guidelines in the near future when John Shaver responds to us. A time frame to hold a vote was set to complete the task before sometime in 2007.