

Ridgewood Village Homes Association, Inc.

Board of Directors:

Ann Rogers, Pres.
Kim Stonaker, V.P.
Kathleen Casey, Sec.
Karen Carey, Treas.
Helen Thomas, Member

Minutes of The Board Meeting - Wednesday, April 20, 2005.

Board Members present: Ann Rogers, Pres., Kim Stonaker, V.P.,
Kathleen Casey, Sec., Karen Carey, Treas., and Helen Thomas, Member.

Home Owners present: Gloria Leeper.

I. Call to Order: The Board Meeting was called to order at 4:30PM by Ann Rogers, Pres.

II. Approval of Minutes: K. Carey moved to approve the minutes of March 16, 2005.
H. Thomas 2nd. All approved.

III. Financial Report:

The Manager reviewed the entire financial report, and presented an updated balance sheet showing \$3,883.41 is due to the Reserve Fund. Discussion followed. K. Stonaker moved to close Key Saving Bank account. H. Thomas 2nd. All approved. \$3,883.41 of that money will be transferred into the Reserve Fund. K. Carey, Treas. will call Castle Rock Bank to have monthly bank statements sent to her. She also wants to sign all the checks. K. Carey moved to accept the Financial Report. K. Stonaker 2nd. All approved.

IV. Homeowner Forum:

Gloria Leeper reported that some of her grass was once again dug up by the snow removal crew. Management will call to get Indian Summer to replace the grass. It was also discussed that next Fall we invite a crew member to attend a Board meeting to discuss ideas of how to remove the snow with the least amount of damage, etc.

V. Committee Reports:

A. Grounds / Landscaping / Spraying / Tree Trimming

K. Carey reported the tree spraying and trimming is completed. She gets kudos for trimming some of the tree branches (her own time and expense) which were broken during the most recent snow storm. Thanks Karen.

B. Architecture Control Committee:

Management did contact Duncan Rice, and Mel Ruland. Each are willing to continue to serve. John Dawson will be replaced due to his recent illness. K. Stonaker will recruit a 3rd. member.

C. Newsletter

G. Leeper will advise the homeowners in The Ramblings that the Board has approved a contract to paint the units which will begin approximately May, 9th. Homeowners will be advised to remove all furniture from decks and patios.

VI. Manager Report:

A. Painting: K. Stonaker moved we accept the contract with Executive Coating and Contracting, Inc. (Darrow Rogers) to paint our complex. The contract allows three colors, a 5yr. warranty with annual inspection and maintenance for \$32,600. H. Thomas 2nd. All approved. Ann Rogers, Pres. signed the contract. Painting should begin about May 9th.

B. Spring Walkthrough:

Written report from the Manager was submitted. Pg.22

C. Discussion of Late Fee, Auto payment of HOA dues / coupons:

It was decided to make this part of the agenda for the annual meeting -- to have a late fee of \$20 after the 15th. Late fee charge will reflect on the monthly coupons. The Manager reported Auto payment is in place and some homeowners are now using this convenience.

VII. Old Business

A. Mailbox replacement discussion deferred until next meeting.

VIII. Next meeting

June 15, 2005 at the home of K. Stonaker, 6415 S. Arapahoe Way at 4:30PM.

VIII. Motion to adjourn by _____ at _____ PM. _____ 2nd.

Ann Rogers, Pres.

Kathleen Casey, Sec.