

# 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, August 17, 2005 at Kathleen Casey's

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

Absent: Ann Rogers, Pres.

Present: Kim Maguire, PPM

Home Owners present: Gloria Leeper, Bruce Kramlich, Carolyn McLane

- I. Call to Order: The Board Meeting was called to order at 4:32PM by Kathleen Casey, Sec.
- II. Approval of Minutes: H. Thomas moved to approve the minutes of June 15, 2005. K. Carey 2nd. All approved.
- III. Financial Report:  
On June 15, 2005 The Board approved to have Manager, Kim Maguire to take \$40,000.00 from the Dain Rauscher account and put it in a CD where she could find the best rate. She deposited it in Horizon Bank at 4.2%.
- IV. Homeowner Forum:
  1. Homeowners present reported broken glass panels in light pole fixtures at 6493 & 6494 Sycamore St. Golf ball found close by. Clear light bulbs, not more than 60 watts were also requested. Kim S. will try locating additional panels. Request for residents to use caution with golf balls will be put in newsletter.
  2. Bruce also addressed Bartlett's flood light over the garage door. The Board decided that type of light fixture needs to be on a sensor, use not more than 60 watts, and be directed downwards to prevent shining in neighbor's eyes.
  3. Carolyn reported a boat and jeep parked frequently in unauthorized parking areas.
  4. The homeowners also brought to the Board's attention that dog's should be on a leash and picked up after. The complaint was specifically against Bartlett's son's dog.
  5. Carolyn told the Board members she thought four boys were renting Mable Lewis's unit and there were cars out front all the time.
  6. Gloria reported she had had water in her basement during the heavy rains

several weeks ago because gutters needed cleaning out. Her insurance company paid the \$1600 damage, but she had to pay the \$500.deductable She stated she couldn't afford that often and feels the gutters need to be cleaned out more frequently.

Kim Maquire, manager. requested each homeowner to submit to her, either by letter or e-mail, documentation with date, time, license plate numbers, and any other data regarding specific complaints or infractions.

V. Committee Reports:

None

VI. Manager Report

1. Kim discussed web site for RVHA which will cost approximately \$20. per month.

The Board instructed her to proceed.

2. Presentation of 2006 Budget. Kim S. moved to approve budget as presented.

2nd. by Kathleen C. All approved.

3. Indian Summer reports all sprinkler heads function.

VII. Old Business

Gutter Cleaning. The Board authorized gutter cleaning twice a year at approximately \$1520. each cleaning, tentatively set for Nov. and June.

VIII. New Business

1. Notice of Annual Meeting: The meeting will be Sept 21, 2005 -- 6:30PM at Bemis Library, 6014 South Datura Street, Littleton, CO 80120.

2. The Board appointed Helen Thomas (Board member) and Gloria Leeper (Homeowner) to serve on the nominating committee. They will seek a third member to serve on the committee to nominate any homeowners who would like to serve on the Board.

3. The Board is nominating Kim Stonaker for reelection.

4. Ann Rogers' request for mailbox replacement discussion at The Annual Meeting will be postponed to a later date.

IX. Correspondence

1. Indian Summer: Max stated he had checked all sprinkler heads. Everything worked normally.

2. Wayne Woods' request to patch holes in concrete at front stoop was discussed. Board members will assess situation.

3. Allen Bartlett has submitted Architectural Review Request for light fixture over garage door which was discussed under Homeowner's Forum.

4. Kathy Hoy-Gipe's request: The Board voted not to repair the deck railing due to budget, but the Hoy-Gipe's may do so at their own expense as requested.

H. Thomas. made such a motion. K. Casey 2nd. All approved.

- X. Next meeting  
October 12, 2005 at the home of Ann Rogers, 2218 Ridge Rd. at 4:30PM.
- XI. Adjournment  
Motion to adjourn by H. Thomas at 6:40 PM. K. Casey 2nd.

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Ann Rogers, Pres.

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Kathleen Casey, Sec.