

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, June 15, 2005

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

Home Owners present: None

- I. Call to Order: The Board Meeting was called to order at 4:40PM by Ann Rogers, Pres.
- II. Approval of Minutes: H. Thomas moved to approve the minutes of April, 20, 2005. K. Casey 2nd. All approved.
- III. Financial Report:
The Manager reviewed the financial report which H. Thomas moved to accept. K. Casey 2nd. All approved.
- IV. Homeowner Forum:
None
- V. Committee Reports:
None
- VI. Manager Report:
 - A. Painting: Progressing well with all units completed except four on Sycamore and five on Arapahoe Wy. \$16,300 has been paid and \$16,300 will be paid to Executive Coating and Contracting, Inc. upon completion and walk through satisfaction.
 - B. The Manager discussed additions and/or changes for 2005/2006 budget which she will incorporate into the budget preparation for the next Board Meeting.
 - C. Bill SB 100 briefly discussed.
- VII. Old Business
 - A. Sewer increased to \$6600. which is due Aug. 15, 2005.
 - B. Rain censors, which would cost approximately \$800. was discussed, but The

- Board agreed not to install them at this time.
- C. K. Carey said she knows someone who will install mailboxes for us. She and A. Rogers will compose a letter to homeowners for input.

VIII. New Business

- A. The Manager has tried and will continue to pursue getting all the water meters changed to commercial rates.
- B. Talty Insurance Agency, Inc. has deleted the hail and wind deductible.
- C. The Manager will contact Brashier and Foss regarding no audit for 2005, but doing the tax return only. An audit is required for HOAs only every two years.
- D. The Board discussed moving monies from Dain Rauscher to get a better interest rate. K. Casey made a motion that The Manager, Kim Mcguire, take \$40,000. out of Dain Raucher and deposit it in a 1 year C D at the best rate she can find. K. Stonaker 2nd. All approved.
- E. Dawn Shepherd's garage door is in need of repair. A. Rogers will call G.C. McKinney regarding details.

IX. Correspondence

None to report

X. Next meeting

August 17, 2005 at the home of Ann Rogers, 2218 Ridge Rd. at 4:30PM.

XI. Adjournment

Motion to adjourn by H. Thomas at 6:12 PM. K. Stonaker 2nd.

Ann Rogers, Pres.

Kathleen Casey, Sec.