

# 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, March 16, 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 4:35PM by Ann Rogers, Pres.

II. Approval of Minutes: K Stonaker moved to approve Feb. 16, 2005 minutes. H Thomas 2nd. A discussion pursued and it was decided the last sentence of the last paragraph on page 1 should read, Ms. Maguire will also provide our insurance company with the proper warranty information on the roofs so we can shop the insurance coverage. Also, it was decided the sentence in parentheses on Page 2. Section VI 3. should be deleted. K. Stonaker moved we accept these changes. K. Carey 2nd. All approved.

### III. Financial Report

K. Carey moved we accept the financial report as is, but have Management clarify some items next meeting. K. Stonaker 2nd. All approved.

IV. Homeowner Forum: K. Carey reported a gutter leak. Management will notify Brian Kelly, Pres. of Black Roofing, regarding this.

### V. Committee Reports:

#### A. Grounds / Landscaping / Spraying / Tree Trimming

K. Carey reported that Larry Rushton of Rushton Tree Service, Kim Maquire, and she walked around the Ridgewood Village grounds together. Mr. Rushton submitted a bid on trimming, removing, and planting certain trees. The total bid was \$5,790. Discussion pursued. K. Carey will prioritize what should be done first and present it to RTS. K. Stonaker proposed The Board designate \$2000. this year for tree trimming, etc. as outlined to RTS, but with Management's approval. H. Thomas 2nd. All approved.

B. Architecture Control Committee

Management will contact Duncan Rice, Mel Ruland, and John Dawson to ask each if he is willing to continue serving on said committee.

C. Newsletter

G. Leeper published Ramblings March 3, 2005

VI. Manager Report:

- A. Taxes to be discussed next meeting.
- B. Pruszka's have paid the \$1500 roof assessment in full.
- C. Update on Payment Coupons. K. Stonaker made motion we amend the bylaws to make dues payable on the 1st of each month, with late charge of 8% on the 15th. H. Thomas 2nd. All approved.
- D. Final payment to Black Roofing Company has been made.

VII. Old Business

- A. A. Rogers will ask Management to find a replacement for Down to Earth who can join us on the walk through - April 6th.
- B. Mailboxes will be looked at during walk through - April, 6th.

VI. New Business

- A. Painting Proposals  
K. Stonaker recommended and made motion for a detailed contract from Executive Coatings to include power wash - ASAP. K. Casey 2nd. All approved

IX. Correspondence

- A. Mike Lamb with Xcel Energy explained to The Board the proposed air vent through the garage siding of unit 6423 S. Sycamore - Diane Brock Lewis. K. Casey motioned to approve air vent. K. Stonaker 2nd. Also, K. Casey motioned to approve Diane Lewis' request for a T V Dish. K. Stonaker 2nd. All approved.
- B. Duncan Rice's request for sidewalk repair will be noted during the walk through on April 6th. K. Carey will notify Mr. Rice of this.

X. Next meeting

April 20, 2005 at the home of Karen Carey, 2352 W. Ridge Rd., at 4:30PM.

VIII. Motion to adjourn by K. Carey at 6:25. K Stonaker, 2nd.

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Ann Rogers, Pres.

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Kathleen Casey, Sec.