

# RIDGEWOOD VILLAGE HOMES ASSOCIATION, INC. BOARD OF DIRECTORS

Board Meeting: November 9, 2005 at home of Helen Thomas

Members present: Kathleen Casey, Pres., Ann Rogers, V.P., Karen Carey, Sec., Paul Clarey, Treas., and Helen Thomas.

Home Owners present: Gloria Leeper, Newsletter.

Kim Maguire of Premier Property Management also present.

Call to Order: The meeting was called to order at 4:00 P.M. by President Casey.

Approval of Minutes: K. Carey moved to approve the minutes of August 17, 2005 after two corrections; Ann Rogers, absent and Kim Maguire of Premier Property Management present. Helen Thomas 2<sup>nd</sup> and all approved.

Paul Clarey moved to approve minutes of the September 21 meeting and Helen Thomas 2<sup>nd</sup>.

After review and discussion of the minutes of the annual meeting on Sept. 21, two corrections were made: Under 'Introduction of new manager', regarding our CD at Horizon Bank the amount should show \$40,000.00 and Paul Clarey requested deletion of a phrase in 'Election of Director' "with a round of applause".

Kim Maguire reviewed the balance sheet noting a change in the amount of our monthly reserve transfer.

New signature cards will be required.

The Board approved wording of a demand letter for seriously delinquent dues.

A. Rogers moved to approve the financial report and H. Thomas 2<sup>nd</sup>.

MAX BAKER from Indian Summer was present to discuss snow plowing for Ridgewood Village. He explained that as soon as we call, the first crew that can be freed up will come. Our contract is to call when we receive 6" on the driveway and 2 1/2" on the sidewalk. Paul Clarey will do the calling.

Dec. 13 is the date for our Progressive Party. Ruland's, Leeper's and Sitter's will host.

Manager's Report: January 1, 2006 is the effective date for Senate Bill 100 which was passed in June to regulate Homeowner Associations. After much study and preparation and in order to comply with all requirements, Kim Maguire presented an overview of the required documents and 25 pages of regulations to be signed by each board member. Editorial

Note: Thank you Kim for your very diligent and professional approach to the legal quagmire. We are fortunate to be part of your "Premier" management.

Paul Clarey passed a list of Littleton Homeowners Associations which does not include Ridgewood Village. He will get further information.

Next Meeting: February 15, 2006 at 3:00pm at home of Paul Clarey, 6445 Arapahoe.

Ann motioned the meeting be adjourned and Paul C. 2<sup>nd</sup>.

Respectfully submitted,  
Karen Carey, Sec.

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