

## **Ridgewood Village Home Owners Association, Inc.**

**Minutes of the Board Meeting:** Thursday, April 13, 2006  
At the home of Kathleen Casey

**Board of Directs Present:** Kathleen Casey, President; Ann Rogers, Vice President; Paul Clarey, Treasurer; Helen Thomas, Secretary; Karen Carey, Member-at-large

**Absent:** None

**Others Present:** Kim Maquire, Mgr.

1. **Call to order:** The meeting was called to order by President Kathleen Casey at 10:00 a.m.
2. **Approval of Minutes:** There was a correction in the minutes that two bathroom windows would be replaced at Kathleen Casey's residence instead of bedroom windows. Ann Rogers made a motion that the minutes be accepted as corrected. Paul Clarey 2<sup>nd</sup> the motion. The motion was passed unanimously. President Casey turned the meeting over to Kim Maguire.
3. **Financial Report:** Presented by Kim Maguire and was accepted unanimously by the Board members.
4. **Homeowner Forum:** None
5. **Committee Reports:** None
6. **Manager Report:** The Board gave Kim Maquire authority to re-invest CD when it matures or find a bank with higher interest rates.
7. **Old Business:** Paul Clarey stated he would continue to search for a 3<sup>rd</sup> member to serve on the Architectural Board.
  - a. Bylaw changes will be discussed every other meeting (when Kim Maguire does not attend).
  - b. The Board decided against having a petty cash fund at the recommendation of Kim Maguire. She suggested that we submit all bills directly to her for payment.

## **8. New Business:**

- a. Discussion of walk-through: Kim Maquire said she would contact a contractor to assess and give us a bid on repairing cracks at the front steps and sidewalks. She will notify each homeowner that we are following up with their requests.
- b. Max from Indian Summer, who was with the Board members at the walk-through, stated that he would do minor trimming with no additional costs.
- c. The Board decided to continue with water conservation by watering no more than three times a week. The homeowners at their discretion are free to water any brown spots in their area.
- d. Karen discussed with Max during the walk-through the possibility of cleaning the gutters. Kim will contact Max concerning the gutter cleaning and the cost. We decided we would like to have this done by the end of May.
- e. We discussed individual planting of trees and decided that trees can not be planted in common areas without the permission of the Board.
- f. The Board approved spraying for beetles.
- g. Because of recent sewer problems that Mckinneys experienced, the Board discussed who would be responsible to keep the sewer line maintained from the inside of the house to the main sewer line. It was decided that the homeowner is responsible because of their exclusive use of that line. Kim Maguire was instrumental in the Board's decision.

**9. Next Meetings:** May 24<sup>th</sup> at 9:00 a.m. at Karen Carey's to review the by-laws.  
June 14<sup>th</sup> at 9:00 a.m. at the home of Helen Thomas. Kim Maquire will be present.

**10. Adjournment:** Paul Clarey made a motion and Karen Carey 2<sup>nd</sup> the motion to adjourn the meeting at 12:00 noon.