

Ridgewood Village Home Owners Association, Inc.

Minutes of the Board Meeting: Wednesday, August 9th, 2006 - 9:00a.m.
At the home of Kathleen Casey

Board of Directors Present: Kathleen Casey, President; Paul Clarey, Treasurer; Helen Thomas, Secretary.

Absent: Ann Rogers, Vice President; Karen Carey, Member at Large.

Others Present: Kim Maguire, Mgr

I. Call to order: The meeting was called to order by President Kathleen Casey at 9:10 a.m.

II. Approval of Minutes: Minutes of the July 12th meeting were approved.

III. Financial Report: The board approved the financial report given by Kim Maguire.

IV. Homeowner Forum: None

V. Committee Reports: The nominating committee consisting of Ann Rogers, Jana Clarey, Shirley Dawson, and Dawn Shepherd formally nominated Les Sitter to serve on the board.

VI. Manager Report: Kim Maguire presented the proposed 2006/2007 budget based on \$260 monthly HOA fees. This was approved by the board.

VII. Old Business:

- A.** It was decided that board members will deliver the packet for the annual meeting. A copy of the updated By-Laws will be included.
- B.** Water discussion: It appears the sprinklers have come on four nights a week. Kim will call Indian Summer to get it decreased to 3 nights a week.
- C.** Wayne Woods stoop has been carpeted (2302 W Ridge Road). Also the carpet on Bill Shea's stoop has been glued down (2208 W Ridge Road).
- D.** The By-Laws were finalized and approved by the board.
- E.** Questions pertaining to mail boxes should be addressed to the architectural committee.
- F.** Replacing tree in front of Tony Wilcox's residence (2312 W Ridge Road) should be presented to the architectural committee.

G. Seal and overlay of asphalt for 2007 was discussed. Further discussion will be in order.

H. Password for website will be given out to all members at the annual meeting.

VIII. New Business:

A. It was decided that a full audit/review was not necessary at this time.

B. The board gave Kim Maguire permission to withdraw \$5,000 from Dain Rauscher in order to pay the sewer bill of \$7,000. We will put the money back in the fund after we have collected next months HOA dues.

IX. Next Meeting: Annual meeting will be held at 6:30 p.m. to 8:30 p.m. on Wednesday, September 20, 2006 at the Bemis Public Library, 6014 South Datura St, Littleton, CO 80120. The regular meeting will be held after the adjournment of the Annual meeting.

X. Adjournment: Paul Clarey made a motion to adjourn the meeting at 10:55a.m. and seconded by Helen Thomas.

**Respectfully submitted,
Helen Thomas, Secretary**