

Ridgewood Village Homes Association, Inc.

Minutes of the Board Meeting: Wednesday, November 15, 2006 - 9:00 a.m.
At the home of Ann Rogers.

Board of Directors Present: Kathleen Casey, President; Ann Rogers, Vice President; Paul Clarey, Treasurer; Helen Thomas, Member-at-large.

Absent: Les Sitter, Secretary

Others Present: Gloria Leeper and Bruce Kramlich. Kim Maguire with Premier Property Management, LLC.

1. Call to order:

The meeting was called to order by President Kathleen Casey at 9:00 a.m..

2. Approval of Minutes: Paul Clarey made a motion to accept the minutes of September 20, 2006, as read; seconded by Helen Thomas. Minutes approved.

3. Financial Report: The Board approved Mgr. Kim Maguire's financial report.

4. Homeowner Forum:

1. Gloria Leeper presented in-depth information regarding Neighborhood Watch and encouraged participation of the Ridgewood Village HOA.
2. Bruce Kramlich discussed the pros of tree trimming and shaping. He, also, expressed his concern regarding the timing of cleaning gutters and leaf raking. Kim said she will contact the city regarding grant money for the pruning of the trees along Prince St. She, also, recommended postponing gutter cleaning to allow most of the leaves and pine needles to fall. She stated that gutter cleaning would cost less if done in January or February.

Bruce turned over to Kim paperwork he had accumulated during his presidency.

5. Committee Reports: None

6. Manager Report:

1. Kim Maquire stated that all Board members signature will require updating.
2. Following a fairly lengthy discussion the Board decided to reject Duncan's request for payment of his front sidewalk which he had had replaced without Board approval.

7. Old Business:

1. Kim discussed the delinquent homeowner, 6493 So Sycamore St., and remains in close contact with the attorney for Ridgewood Village HOA.
2. The Board approved Kim Maguire's request for transferring \$3,000 from reserve to the bank account in order to cover expenses. The delinquency homeowner made this necessary.

8. New Business:

1. The light between the pool and Tony Friar's is out and it was once again decided that it is the responsibility of the Ridgewood Village Association. Kathleen said she would call President Phil Lutz.
 2. The Board will ask Indian Summer for a bid to clean out the tree rock garden area at the west end of the green belt.
 3. The light in front of Fran Billar's, 2201 Ridge Road, does not work. An electrician needs to determine the power source and who is responsible for repairing it.
 4. The Board decided on a snow removal policy: walks to be shoveled with 3" and driveways to be plowed with 5". Ann Rogers volunteered to be the call person to alert Indian Summer that we need their services.
 5. Term dates for all Board members will be put in the annual minutes.
 6. Kim is shopping for new insurance and feels possibly American Family Insurance may be just as good and cheaper.
 7. Kim suggested changing auditors for tax preparation. Kim knows an auditor, other than Brashier & Foss CPA. PC, who will do our tax return for less than what we are paying now,
 8. The Board decided to meet every other month on the second Wednesday at 9:00a.m.
- 9. Next Meeting:** Will be held at the home of Paul Clarey on January 10, 2007 at 9:00 a.m.
- 10. Adjournment:** Ann Rogers made a motion to adjourned the meeting at 11:30am and it was seconded by Helen Thomas.