

# **Annual Meeting of Ridgewood Village Home Association, Inc.**

**Minutes of the Annual Meeting: Wednesday September 20, 2006 at 6:30 pm at the Edwin Bemis Library, 6014 S. Datura Street, Littleton, CO 80120**

**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 Maguire, Community Manager, Premier Property Management, LLC.**

- 1. Call to order: the meeting was called to order by Kathleen Casey, Pres. At 6:30 pm. Kim Maguire, Mgr. declared a quorum of members present for the annual meeting.**
- 2. Approval of Minutes – September 21, 2005: Jerry Thomas moved that the minutes be accepted and this was second by Bruce Kramlich. All approved by show of hands.**
- 3. Kim Maguire explained the Reserve Transfer Resolution – Excess operating funds to be transferred to reserve account. Jerry Thomas motioned to accept resolution, 2<sup>nd</sup> by Bruce Kramlich. All approved by show of hands.**
- 3. Treasurer’s Report: Gloria Leeper moved that the financial report be accepted and this was 2<sup>nd</sup> by Barbara Miller, motion passed unanimously.**
- 4. Ratification of 2006/2007 Budget: Kim Maguire presented the Budget which included a reduction of the monthly assessment from \$300 to \$260 per month. The 2007 Budget was ratified; there were no owners present that rejected the proposed budget.**
- 5. President’s Report:**

**Kathleen Casey thanked Gloria Leeper for producing the “Ramblings” for many Years. She thanked Kim Maguire for her leadership as our manager. She also listed some of the accomplishments of this year’s Board which included:**

  - 1. Adoption of 7 policies and procedures under Kim’s direction re: Senate Bill 100.**
  - 2. Ridgewood Village Website has been established:  
[www.ridgewoodvillagehoa.com](http://www.ridgewoodvillagehoa.com) . Owners are to call management for a password to retrieve financials.**
  - 3. Ann Rogers and Helen Thomas updated the Membership Directory which**

has been a significant help for new members. Many thanks for your effort! Also, Jana Clarey's input was invaluable.

4. Thanks to Paul Clarey was extended for getting the unit at 6415 S. Arapahoe Way under contract and sold. It was noted that our adept manager, Kim Maguire worked hard to get back all of our monies due the Assoc. plus 8% interest.
  5. The Board authorized Kim to seek out financial institutions with the highest interest rates in order to transfer funds when CD's mature.
  6. The membership was informed of a delinquent homeowner who has been turned over to our attorney for collection.
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6. Election of Directors: Kim Maguire clarified the election process for the HOA. Less Sitter was elected Director for a term of three years, and Kathleen Casey was re-elected Director for a term of three years.
  5. General Homeowner Forum:  
Concerns of members present were duly noted as follows: pruning, spraying, gutter cleaning, raking, asphalt repairs, crab grass, common area lights, painting, cement repair, etc.
  6. Adjournment: Barbara Miller moved to adjourn the meeting and Grace Kramlich 2nd the motion.

Respectfully submitted,

Helen Thomas, Secretary