

Ridgewood Village Homes Association, Inc.
Minutes of Regular Meeting of Board of Directors
November 6, 2007

- I. The meeting was called to order at 9:03 a.m. by the president, Kathleen Casey, the meeting being held in the home of Les Sitter. Present were Board Members Kathleen Casey, Paul Clarey, Jerry Thomas, and Les Sitter, as well as Kim Maguire of Premier Property Management LLC.
- II. The minutes of the August regular meeting of the Board were reviewed and approved.
- III. Homeowners Forum: :No Homeowners were present.
- IV. Manager's Report:
 - a. Kim Maguire presented the October 31, 2007 Financial Statements and they were approved by the Board as presented.
 - b. Kim reported the purchase of a new certificate of deposit with an interest rate of 5.55%, replacing a maturing CD.
 - c. The October 31 Accounts Receivable Aging Summary was presented, showing Carolyn Ogg owing \$818.19.
 - d. There was discussion of possible tax delinquency on the Ogg, unit, with additional possibility of purchasing the tax certificate if the property went to tax sale. Les was to check with the Arapahoe County Tax office to determine where the property was listed for tax sale, and to make a recommendation as to bidding at any tax sale of the unit..
- V. Old Business: None
- VI. New Business:
 - a. Signage: There had been previous discussion of placing some kind of sign at the entrances to the south loop of Ridgewood Village for the purpose of reducing through traffic. Following additional discussion, Les moved that a committee consisting of Gloria Leeper, Carolyn McLean and Jerry Thomas be appointed to investigate installing signs. The motion was seconded and approved unanimously.
 - b. Siding Problems: Following discovery of increasing problems with siding holes allowing for potential water leakage into the units, it was suggested that the Board seek estimates from contractors to remedy the problem. It was decided that Jerry, Paul and Les would assess the damage to all units and report back by email to other Board Members.
 - c. Clara Sitter has volunteered to write a newsletter quarterly or every other month. The Board accepted her offer.

VII. Correspondence: None

VIII. The next meeting will be at the home of Kathleen Casey at 9:00 a.m. on January 10, 2008

IX. .The meeting was then adjourned.

Les Sitter, Secretary