

Ridgewood Village Owners Association
Minutes of 36th Annual Meeting of Owners
September 19, 2007

The 2007 Annual Meeting of Ridgewood Village Owners Association, held at the Bemis Library, Littleton, Colorado, was called to order at 6:30 pm on September 19, 2007, by the Association president, Kathleen Casey. The Secretary, Les Sitter, reported that a quorum was present, all proxies having been checked and verified.

The minutes of the 2006 Annual Meeting were approved as corrected on a motion by Jerry Thomas, seconded by Bruce Kramlich.

The President's Report, presented by Kathleen Casey, detailed the work of the Board of Directors during the past year.

The financial review was discussed by Kim Maguire of Premier Property Management, the Association's property manager.

A reserve transfer resolution was discussed. It was moved by Jerry Thomas, seconded by Dawn Shepherd, that the resolution be adopted. The motion passed unanimously.

A budget for the fiscal year 2007-2008 was presented as adopted by the Board of Directors. Following discussion, the budget was ratified by the membership, with one dissenting vote.

Election of Directors: Upon recommendation of the Nominating Committee, it was moved by Tony Wilcox, seconded by Dawn Shepherd, that Jerry Thomas and Fran Billars be elected to the Board of Directors. The motion passed unanimously.

Homeowners' comments:

Jana Clarey pointed out that coyotes had been spotted in the neighborhood and that pet owners should be alert. She also suggested that we do everything necessary to be good neighbors.

Bob McLane commented on the surplus of autos in the neighborhood, as well as loose dogs and cats. He also commented that trash cans are out too long.

Bruce Kramlich discussed the need to have our gutters cleaned out, and wondered about white replacement windows complying with covenants and policies.

Dawn Shepherd suggested that outdoor lights utilize fluorescent bulbs to save energy.

Gloria Leeper asked what the policy was as to garage door replacement.

There being no further business to come before the meeting, on motion by Tony Wilcox, seconded by Bruce Kramlich, the meeting was adjourned.

Respectfully submitted,

Les Sitter
Secretary