

March 3, 2008 Ridgewood Village Homes Association, Inc.

Minutes of Regular Meeting of Board of Directors

- I. The meeting was called to order at 9:00 a.m. by the president, Kathleen Casey, the meeting being held in the home of the president. Present were Board Members Kathleen Casey, Paul Clarey, Jerry Thomas, Fran Billars and Les Sitter, as well as Kim Maguire of Premier Property Management LLC.
- II. The minutes of the January meetings of the Board were reviewed and approved.
- III. Homeowners Forum: No Homeowners were present.
- IV. Manager's Report:
 - a. Kim Maguire presented the 1/31/08 Financial Statements and they were approved by the Board as presented.
 - b. Kim presented the Accounts Receivable Aging Summary for review by the Board. There were no accounts more than 30 days past due.
- V. Old Business:
 - a. Siding: The issue of replacement or repair of siding on all units was discussed. It was moved by Les, seconded by Jerry, that repairs be made as needed, with estimates to be taken after Executive Coating completes needed warranty work. Passed unanimously.
 - b. Sewer Line Damage: Covered by insurance, as reported by Kim.
 - c. Excess Assessments: Discussed but no action taken.
 - d. Parking and Trash Issues: Kim sent letters. The parking issue is not completely resolved. There is an issue with regard to fire safety related to the car repair operation. Kim will send a "harsh" email to Allen Bartlett.
 - e. Signs: A decrease in traffic has been noticed since the signs went up.
- VI. New Business:
 - a. Spring Walk-Through: To be held Monday, April 21. Meet at the pool. Items of concern should be directed to Kim by email or letter by April 14.
 - b. Pool Tree Pruning Reimbursement. Kim will send the pool board an invoice, to be reviewed by the board members.
 - c. Asphalt Repair on Arapahoe Way. After discussion it was decided to delay action until after the Walk-Through.
- VII. Next meeting: May 5, 2008, 9:00 am, at Jerry's house.
- VIII. The meeting was then adjourned at 10:12 am.

Les Sitter, Secretary