

Ridgewood Village Homes Association, Inc.
Minutes of Regular Meeting of Board of Directors
November 10, 2008

- I. The meeting was called to order at 9:02 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, Fran Billars and Les Sitter, as well as Kim Maguire of Premier Property Management LLC.
- II. The minutes of the August and September meetings of the Board were reviewed and approved. Also reviewed were minutes of the September 8, 2008 Annual Meeting.
- III. Homeowners Forum: :No Homeowners were present.
- IV. Manager's Report:
 - a. Kim Maguire presented the October 31, 2008 Financial Statements and they were approved by the Board as presented.
 - b. Kim presented the revised Reserve Report and it was reviewed and discussed by the Board members.
- V. Old Business: Following the Annual Meeting of homeowners on September 8 of this year, the new Board members met informally and elected officers for the 2008-2009 year: President: Kathleen Casey; Vice President: Fran Billars; Treasurer: Paul Clarey; Secretary: Les Sitter; Representatives on the RV Recreation Assn board: Kathleen Casey and Jerry Thomas. As the new members assumed their seats on the Board on October 1, 2008, the informal election needs to be ratified. It was therefore moved, seconded and passed unanimously, that the election of the above-named officers of the Ridgewood Village Homeowners Association Board of Directors for the year 2008-2009 be ratified.
- VI. New Business:
 - a. Sewer backup: The RVHA does not do this work as it is the responsibility of the individual homeowners.
 - b. Light repairs: A new contractor shall be asked to look at problems, including the pool area light wired to barb Miller's unit. Other lights will be repaired
 - c. Dryer ducts: There is a need for cleaning by unit owners. Fran Billars reported that Duct Pro would do it for \$70.
 - d. Gutters: We need another cleaning soon.
 - e. Management contract: Following discussion, a new contract with Premier Property Management LLC was approved unanimously, effective January, 2009.

f. Ongoing problems regarding a homeowner were discussed. No action was taken.

VIII. Correspondence: None

IX. The next meeting will be at the home of Kathleen Casey at 9:00 a.m. on January 12, 2009.

X. The meeting was then adjourned at 10:43 am.

Les Sitter, Secretary