

Ridgewood Village Owners Association
Minutes of 37th Annual Meeting of Owners
September 18, 2008

The 2008 Annual Meeting of Ridgewood Village Owners Association, held at the Bemis Library, Littleton, Colorado, was called to order at 6:30 pm on September 18, 2007, by the Association president, Kathleen Casey. The Secretary, Les Sitter, reported that 24 units were represented in person or by proxy, and that a quorum was present, all proxies having been checked and verified.

The minutes of the 2007 Annual Meeting were approved as presented on a motion by Jerry Thomas, seconded by Jane McKinney.

The President's Report, presented by Kathleen Casey, detailed the work of the Board of Directors during the past year, reporting also on the siding issue as well as on the spraying of trees being completed. Owner G.C. McKinney was recognized and congratulated on his 90th birthday. Mr. McKinney spoke of the importance and value of our community in Ridgewood Village.

The financial review was discussed by Kim Maguire of Premier Property Management, the Association's property manager. Siding issues were again discussed at the point in the meeting. The Association's reserve engineer says full replacement of siding in the entire development will cost approximately \$300,000 in today's dollars.

A reserve transfer resolution was discussed. On motion by Karen Carey, seconded by Gloria Leeper, that the resolution be adopted, the motion passed unanimously.

A budget for the fiscal year 2008-2009 was presented as adopted by the Board of Directors. Following discussion, the budget was ratified by the membership, without objection..

Election of Director: Upon recommendation of the Nominating Committee, consisting of Barbara Miller, Dixie Ruland and Jerry Thomas, and the Board of Directors, Paul Clarey was reelected to the Board of Directors by unanimous vote of the Owners present. Mr. Clarey's term will expire 2011.

The other Directors terms will expire as follows:

Ms. Casey - 2009

Mr. Sitter - 2009
Ms. Billars – 2010
Mr. Thomas - 2010

Homeowners' comments:

Gloria Leeper reported that they and possibly other Owners were experiencing mice visitors and that she had the name of a pest control company. She also had witnessed four covenant violations by another Owner, creating a neighborhood problem.

Bruce Kramlich raised questions about the same covenant-violating Owner.

There being no further business to come before the meeting, on motion by Allen Bartlett, seconded by Jerry Thomas, the meeting was adjourned.

Respectfully submitted,

Les Sitter
Secretary