

Ridgewood Village Home Association, Inc.
Board of Directors Meeting 6/29/10
Minutes

Attendance at the meeting, held at the home of Paul Clarey:

Board Members

Kathleen Casey, President
Fran Billars
Paul Clarey
Jerry Thomas
Les Sitter (excused absence)

Non-Board Members Present

Robert McLane, 6443 South Sycamore Street
Bruce Kramlich, 6483 South Sycamore Street

Guest

Darrow Rogers, Vice President of Operations, Executive Coating and Contracting, Inc.

Ex-Officio

Kim Maguire, Association Manager

Business of Association conducted, as follows:

Introductions and call to order at 9:00 a.m. by President Kathleen Casey. Minutes of last meeting read and approved.

Guest presentation

Darrow Rogers gave the board an overview of his company's bid to repair, re-side, and re-paint all Village units. A question-and-answer session followed Mr. Rogers' presentation, and the Board was able to clarify many of its concerns and questions about the project and its costs, cautions, time-frame, etc. The Board expressed its appreciation to Mr. Rogers for his effort and time taken to answer the Board's questions.

Homeowners Forum

Concerns of Bruce Kramlich:

He was not notified when the Board held its annual Spring walkthrough. **Response:** The Board apologized for the lack of communication.

He expressed concern that he does not see complete Association information on the website. **Response:** Mr. Kramlich was assured by the Association manager that the website will be updated and kept current.

There are chokecherry trees in the common area behind his unit that need tending to, one being dead and others being in poor condition. **Response:** This problem will be taken care of.

Concerns of Robert McLane:

He wants to know who to contact in case there are Association “problems.” **Response:** He was told to contact Kim Maguire.

Mr. McLane said there are spots in his front yard where the grass is dead (mostly under the tree in his yard), and asked that action be taken to correct the situation. **Response:** The area will be repaired and the homeowner will make sure that any new seed or sod will be regularly watered to assure a good growth.

Grounds crew is cutting the grass too short when they ‘edge’ the lawns. **Response:** No real solution to this. All lawn maintenance people do it the same way.

Dogs are running loose and using his yard and the greenbelt behind his unit as their toilet. **Response:** This is not a Board issue, but an issue which calls for common courtesy. Ms. Maguire told Mr. McLane to send her the name and address of the offending dog’s owners and she would write them a letter.

Why was there no 10-day Right of First Refusal issued on the former Dawson residence before it was sold? **Response:** The unit was in foreclosure. By law, the bank holding the note on the unit does not have to send out a Right of First Refusal and, again by law, it can (and in this case, did) forbid the HOA from sending one out.

Mr. McLane expressed his concern about the cleanliness of the Lewis residence, which attaches to his own. He wanted to know if anything can be done to assure there will be no infestation caused by the “unsanitary” (per Mr. McLane) conditions of the unit. **Response:** The Lewis residence has been foreclosed upon and is now bank-owned. Eventually, the bank will clean out the unit and prepare it for resale. For now, there is nothing the HOA can do other than wait. How long it will take to clean it up is not known, but it could take as long as 90 days.

Mr. McLane and Mr. Kramlich thanked the Board for their attention and left the meeting.

Manager’s Report

Manager Kim Maguire presented the HOA financial statements, all of which reflected very sound fiduciary management. The Board congratulated Ms Maguire on her professionalism and approved the Report and all accompanying statements as submitted.

Old Business

The flat-bed truck issue has, for now, become moot, as the truck has not been seen for several weeks. Ms Maguire cautioned that it could become an issue in the future if it returns. For now, her professional opinion (backed up by legal research) is that the flat-bed truck would be considered an “automobile” and, therefore, legally parked. There was some disagreement with this among Board members, and this gave rise to a discussion on the possibility of revising the HOA rules and regulations regarding what can and what cannot be legally parked in front of a Village unit. The item is tabled for now, but indications are strong that research into the matter will be undertaken.

New Business

Recycling: A homeowner submitted a letter to the Board concerning the practice of recycling via an extra pickup by a trash hauler. The homeowner was under the

impression that the Association forbade extra pickups for recycling, and she was concerned about this. **Response:** The Board will inform the homeowner that the Association does not forbid extra pickups for recycling purposes and, in fact, encourages it. However, such a decision is at the individual homeowner's personal request and expense.

Doggie do: An article will be put in the Association newsletter asking people to be courteous when walking their dogs.

Waterline Insurance: A homeowner inquired about an advertisement which, for a specified monthly payment, "guaranteed" reimbursement for any water or sewer line maintenance costs. **Response:** The homeowner will be advised to ignore this advertisement and, instead, to contact her homeowner's own insurance company for this type of coverage.

Temporary Repairs: Funds have been approved for temporary repairs to Joan Chapman's unit.

Siding Committee: The Board has approved the creation of a committee to do an exploratory search for contractors to repair, re-side, and re-paint all units. The Committee will include three homeowners; Jerry Thomas will Chair the Committee, assisted by Joan Chapman and Wayne Woods. They are charged with obtaining bids for the project and with investigating the terms and conditions of a loan for the project, should one become necessary. The Committee will present its findings to the general membership at the next Annual Meeting, which will be in September.

Next Meeting

The next meeting will be the home of Fran Billars, August 9, 2010, 9:00 a.m.

There being no further business, the meeting was adjourned at 11:10 a.m.

Respectfully submitted,

Jerry Thomas, Acting Secretary