

The Ridges Property Owners Association

Board of Directors Meeting

January 20, 2017

The Ridges Property Owners Association Board of Directors met on Friday, January, 2016 at Village Realty. Bob Holloway, Bill Sport, John Juzwiak, Chris Walsh and Beverly Head were present. Kelly Green was present representing Village Realty.

Mr. Juzwiak called the meeting to order. The Committee reviewed the minutes from October 12, 2016. On a motion by Mr. Holloway and a second by Ms. Head, the minutes were unanimously approved as submitted.

Mr. Juzwiak introduced Chris Walsh and thanked him for agreeing to serve the remainder of Dwight Utz's term.

Election of Officers-Mr. Juzwiak stepped down as President of the Board. After discussing, Ms. Head and Mr. Juzwiak agreed to switch roles. The Board unanimously approved the following Officers for 2017: Beverly Head, President – (15-17), John Juzwiak-Vice President-(17-19), Bill Sport, Secretary-Treasurer-(15-17).

Management Report- Ms. Green presented the Management Report (below).

Financial Report- Mr. Sport utilized the VNHPOA budget format and presented the new Ridges budget format with 2016 data to the Board. The Board discussed whether or not they could tap into the Reserve fund of the Operating account dropped below \$0, and the answer is yes. After discussing, the Board agreed to Mr. Sport's recommendation to transfer \$2714 to the Reserve Money Market account as the 2016 contribution.

Landscaping Report-The Board discussed the privacy fence at the end of Ridge Lane and on a motion by Mr. Juzwiak and a second by Mr. Walsh decided to award the job to Affordable Bill's pending receipt of a written agreement to comply to the following specifications (Paid from Reserves):

- **Install new 75 ft shadow box fence 5 ft high, using 1x6 pickets and galvanized fasteners.**
- **Posts cemented in ground.**
- **All wood treated for direct ground contact.**
- **Rails (2) are 2x4's flat side up to provide 3 1/2 in between front and back pickets.**
- **To minimize sagging between spans, bottom rail comprised of a 2x4 flat side up on top of a 2x6 on edge.**

Items from Committee Members-

- The 2017 Board meeting dates were set for 2pm on:
January 20 April 21 July 14 September 29
- Ridges link on www.vnhpoa.com website: The Board agreed to post the Annual Meeting Minutes rather than all Board meeting minutes which are available from Ms. Green upon request.
- Mr. Holloway is going to draft a document to specify when an ACC application is needed.
- Capital Reserve analysis and asphalt overlay estimate-The Board thanked Mr. Holloway for his extensive efforts in projecting out the Reserve Analysis to suggest and support a dues increase beginning in 2018 to cover the asphalt overlay project. He projected a possible monthly dues increase of \$5 in 2018 and another \$5 in 2020. After discussing, the Board asked Mr. Holloway to rerun his analysis using a \$6.50 a month increase for 2018 and 2020 and assuming a 3% inflation increase of operating expenses to better fund the Reserves. Mr. Holloway will report back at the next Board meeting.

With no other items for discussion, the meeting was adjourned on a motion by Mr. Sport and a second by Ms. Head.

**The Ridges Property Owners Association
Management Report
1/20/17**

- Ridges link on the main POA website up and running; requested edits to be made.
- Beach Mowing agreed to the requested changes to the 2017 contract.
- Coupon books have been mailed.
- Repair to The Ridges retaining wall is complete and was paid from Reserves Money Market Account.

Next Meeting April 21, 2017