

## **The Ridges Property Owners Association**

### **Board of Directors Meeting**

**February 15, 2016**

The Ridges Property Owners Association Board of Directors met on Monday, February 15, 2016 at Village Realty. Bob Holloway, Beverly Head, Bill Sport and John Juzwiak were present. Dwight Utz joined via teleconference. Kelly Green and Emily Lewis were present representing Village Realty.

Mr. Juzwiak called the meeting to order. The Committee reviewed the minutes from August 17, 2015 and the executive session on August 25, 2015. On a motion by Mr. Sport and a second by Mr. Holloway, the minutes were unanimously approved as submitted.

*Election of Officers:* Bob Holloway motioned, Dwight Utz second, to retain the same officers as 2015. The motion was unanimously approved. The 2015 Officers are President-John Juzwiak, Vice President – Beverly Head, Secretary/Treasurer – Bill Sport.

*Cahoon House-* The Board noted that the following modifications were approved via email by a vote of 3-1 with one abstention.

- The spiral stair case for the north side only.
- The cut glass door on the east side and accept the privacy fence on the east side provided it is topped at the deck level with a wood handrail with 2x2 square spindles.
- The platform on the north side should have the same handrail as well.
- The garage doors as installed

*Management Report* – As requested, Ms. Green will reference lot number as well as addresses when emailing Board members. Demand letters will be sent to the accounts with outstanding balances if appropriate. Ms. Lewis will email an updated Owner lists to the Board members.

*Financial Report* – Mr. Sport reminded the Board that their policy was to contribute any overage in the operating fund in excess of \$12,000 at the end of the year to reserves. At the end of 2015 the overage was below this threshold so no contribution was made. It was noted that the Association's reserve balance is still in line with or above the amount recommended by the reserve study.

*Landscape Report-*Mr. Holloway reported that the large landscaping project is  $\frac{3}{4}$  or more finished. The Fall plants are in the ground and the remaining plants/grasses are to be planted by May. Per a Dec. 2 2015 email from bob Holloway, along Fairway 3 semi-dwarf crepe myrtles were planted with an average height of 8' and will not block anyone's views. Mr. Holloway is proposing some amendments to the Landscape Maintenance Contract with Ocean Side Farms/Beach Mowing.

*Items from Committee Members-* It was noted that the Board would like the "Please clean up after your pet" sign replaced at the end of Ridge Lane facing Hillside Court.

*New Business-* Mr. Holloway will draft new document to proactively address potential parking issues on the grassy areas alongside roadways. He will also draft a document for the Board's review to grandfather exterior spiral staircases into the community and but perhaps prohibit them in the future.

With there being no further business and on a motion by Mr. Holloway and a second by Ms. Head, the meeting was adjourned.

Respectfully Submitted,

Kelly Green

Association Manager

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Management Report  
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- Current Financials – The current financials are included in the meeting packet.
- R28- Paint application for this property was approved and submitted.