

The Ridges Property Owners Association

Board of Directors Meeting

February 16, 2018

The Ridges Property Owners Association Board of Directors met on Friday February 16, 2018 at Village Realty. Beverly Head, Chris Walsh, John Juzwiak, Bob Holloway and Bill Sport were present. Courtney Fowler was present representing Village Realty. Ms. Head established a quorum and called the meeting to order. The Board reviewed the minutes from September 28, 2017. On a motion by Mr. Holloway and a second by Mr. Sport, the minutes were approved as submitted. Mr. Holloway asked that the annual meeting draft minutes be forwarded to the Board for review.

The election of officers took place. On a motion by Mr. Holloway and a second by Mr. Walsh, the following officers were unanimously approved. Beverly Head – President, John Juzwiak – Vice President – Bill Sport – Secretary/Treasurer

Landscape Report – Ms. Fowler passed on the trimming update by Beach Mowing. They were starting at the Duneridge Estates wall, heading south along Route 12 and then move across to BB&T, Linkside and then towards the Ridges. Mr. Holloway asked if the January invoice was received from Beach Mowing and Ms. Fowler noted it did not appear to be paid.

Management Report – Ms. Fowler informed the Board the management report was included in the meeting packet. There were no questions.

Financial Report – Mr. Sport presented the current financials as well as the reserve projection. Mr. Sport reported the association is financially sound and has a healthy reserve fund. Mr. Sport made a motion to complete the 2017 reserve contribution of \$1182.00 during the next few weeks. Mr. Juzwiak seconded the motion and the motion passed unanimously. Mr. Sport will communicate with Ms. Green on the transfer. The Board also discussed confirming the timing for when the road is due for an overlay.

New Business – The Board reviewed the current collection policy and accounts receivable dues report. After further discussion the Board agreed the current policy in place was fine but would like late fees to be charged according to the policy. Ms. Fowler will check with Ms. Green on late fees. The Board also asked the status of late fees for the owners currently on a payment plan.

Items from Committee Members

- Mr. Sport informed the Board of a broken deck rail and potential safety issue at 113 Hillside. Ms. Head offered to bring to the ACC's attention at the next meeting. The house also needs painting and caulking.
- The Board asked Village Realty to update the website with the current Board member list.

- The Board discussed painting the street post white during a volunteer work day. They agreed to complete the project the week of April 27th. Ms. Head will contact the Board members in town closer to the project date.
- Mr. Holloway asked Ms. Fowler to submit the siding application for Ridges 1 to the Board for review. Ms. Fowler will ask Ms. Green about it.

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

Respectfully Submitted,

Courtney Fowler

Association Manager