

## **The Ridges Property Owners Association**

### **Board of Directors Meeting**

**April 27, 2018**

The Ridges Property Owners Association Board of Directors met on Friday April 27, 2018 at Village Realty. Beverly Head, John Juzwiak, Bob Holloway and Bill Sport were present. Chris Walsh was absent. Kelly Green was present representing Village Realty. Ms. Head established a quorum and called the meeting to order. The Board reviewed the minutes from February 16, 2018. On a motion by Mr. Holloway and a second by Mr. Sport, the minutes were approved as submitted.

Landscape Report – Mr. Head asked Mr. Holloway if the confederate jasmine at the entrance was dead. He reported that it just has not come back yet. They will monitor and remove if necessary. Mr. Holloway volunteered to tie up the carolina jasmine on Fairway Lane. Ms. Head asked Mr. Sport if there is any money allocated in the budget for Landscape Improvements for 2018 because she would like to schedule some beautification in common areas using some colorful annual flowers. She asked Mr. Holloway to take a look around and report back with his suggestions. The Board asked Ms. Green to remind Beach Mowing of the contracted edging of Ridge Lane, herbicide application of weeds along Fairway Lane, and the removal of the Virginia Creeper in the ground junipers throughout the community.

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

Financial Report – Mr. Sport presented the status of the reserve fund to be around \$139k and he reviewed the 2018 budget, stating that the Association is in sound financial shape as of April 2018. Mr. Sport questioned why they have paid Beach Mowing 5 times in 2018. Ms. Green will investigate and report back to the Board.

#### Items from Committee Members

- Ridges, Lot 39-Ms. Green to take a look at this yard and contact the owner if the pile of debris is still present.
- Street overlay-Mr. Juzwiak feels that the overlay is not needed for another 5 years and the Board agreed. Ms. Green will thank Barnhill for the most recent quote and alert them of the decision to wait another 5 years.
- Mr. Sport made a motion to forgive the late fee for lot 37 for expeditiously bringing their account current. Mr. Juzwiak seconded and the Board concurred.
- Ms. Head notified the Board that 113 Hillside Lane fixed their broken rail, painted the front of the house, and listed the home for sale.
- Ms. Head asked Ms. Green to update the Ridges POA website with the current Board Members for 2018.

- Ms. Green clarified that the Ridges, Lot 1, ACC application was approved electronically before being presented to the VNHACC.

With there being no further business, Ms. Head adjourned the meeting.

Respectfully Submitted,

Kelly Green

Association Manager