

The Ridges Property Owners Association

Board of Directors Meeting

September 29, 2017

The Ridges Property Owners Association Board of Directors met at 2:00pm on Friday, September 29, 2017 at Village Realty. Bob Holloway, Bill Sport, John Juzwiak, Chris Walsh and Beverly Head were present. Leslie Sanders represented Village Realty.

Ms. Head called the meeting to order. The Committee reviewed the minutes from the July 14, 2017 meeting. On a motion by Mr. Juzwiak and a second by Mr. Walsh, the minutes were approved.

Ms. Head asked Mr. Holloway for the Landscaping Report. The Board discussed the new contract from Oceanside Farms/Beach Mowing. Ms. Head noted that the contract had been reviewed and approved via email prior to the meeting. Mr. Holloway mentioned the possibility of getting credit for work not completed under the previous contract. It was agreed by all that it would be more productive to move forward and make sure the new agreement is honored. Mr. Holloway asked the Board to consider replacing a dead oleander with a crepe myrtle on Overlook Ct., pruning a large clump of pampas grass by a resident's driveway and the removal of a dead pine on Ridge Lane. The Board agreed to replace the dead oleander since it was originally planted by the developer or the HOA. They further agreed to remove the dead pine tree and prune the pampas grass as requested.

Ms. Sanders presented the Management Report. She reviewed the cost of street signs and noted that Kelly Green has been in contact with Dominion Power regarding an estimate for watch lights for the community.

Mr. Sport presented current financials and indicated the association is where it should be for this time of year. He then presented the 2018 Draft Budget and the Replacement Reserve Analysis explaining the reserve contribution. On a motion by Mr. Juzwiak and a second by Ms. Head, the Budget was approved unanimously with some minor changes to format. Mr. Sport noted that the approved budget and the Replacement Reserve Analysis would be included in the Annual Meeting packet going out shortly. The Board thanked Mr. Sport for an excellent job.

The Board reviewed items from Committee Members. Replacement of the street signs was discussed but tabled for the time being. It was noted that simply painting the posts would be a big improvement and possibly something association members could do on their own.

The Board then discussed the Annual Meeting. Ms. Head noted the proxies would need to be assigned to Mr. Juzwiak since she is running for the Board. The Board also agreed to change the meeting time from 12:00 noon to 11:30 am or immediately after the VNHPOA meeting if it runs over. That will eliminate the unnecessary waiting time between meetings.

With no other items for discussion, the meeting was adjourned by Ms. Head.

**The Ridges Property Owners Association
Management Report
9/29/17**

Maintenance-regular light checks and driving checks were performed as well as dog stand checks.

Watch light fixtures are on order and will be replaced by Dominion Power.

New street signs and posts-estimate

Administrative-2018 Management contract with slight increase

ACC-approval of 4 ACC applications for improvements, R13, R11, R16, R33