

The Ridges Property Owners Association, INC
Board of Directors
10-3-09

The Ridges Property Owners Association INC Board of Directors met on October 3, 2009 at Village Realty. Bob Holloway, John Juzwiak, Sammy Belcher and Ben Truskoski were present. Courtney Fowler was present representing Village Realty. Mr. Holloway called the meeting to order. The Board reviewed the minutes from August 22, 2009 and approved them as submitted.

Ms. Fowler presented the Management Report. (Attached) Ms. Fowler will contact RPC again regarding the cleaning out of the storm drain catch basin and pipe at the bottom of the south side of Overlook Court and running under Ridge Lane.

Ms. Fowler presented the current financials. A Balance Sheet, Income Statement, General Ledger Report and Accounts Receivable Dues Report were presented. She noted a CD was soon to mature on the Balance Sheet. Mr. Truskoski brought up the quote to repair the dumpster bulkhead and asked if the Board wanted to use any of that money out of reserves to repair it. After Board discussion they felt the dumpster maintenance should be deferred for now.

The Board discussed the Accounts Receivable Dues Report. Mr. Holloway asked if the lot numbers could be added. Ms. Fowler noted Village Realty is working on that request. Ms. Fowler informed the Board the liens on the delinquent properties will be updated. She asked if the Board wanted to take any legal action on the properties in arrears or contact their attorney for advice. Mr. Truskoski agreed the Board should take some kind of action against these owners. The rest of the Board decided not to take action at this time.

The Board discussed the Capital Reserve Analysis. The Board noted there were four main items they wanted to discuss; inflation, interest, capital items and the objective to raise the shortfall. After Board discussion, Mr. Truskoski offered to make the changes discussed and e-mail the Board a final draft for approval.

The Board reviewed the draft 2010 budget. After a discussion, Mr. Truskoski offered to make the final changes to the budget and e-mail the Board for final approval.

The Board discussed landscaping. The need for a wind break at the end of Ridge Lane was discussed. The Board would like to install some sort of fence panel to help block the wind from killing all the plantings. Mr. Juzwiak will discuss this with the ACC at their next meeting.

Mr. Juzwiak discussed the nominees for Board elections at the Annual Meeting this year. Mr. Holloway has offered to run again and Bill Sport has offered to run as well.

The Board discussed the entrance flood lights not working. The Board agreed that the lights should be fixed and Mr. Holloway offered to look into some solutions.

Mr. Holloway informed the Board he would like to recommend the Pittsburgh paint color 452-4 “Americana” be removed from the Ridges approved color chart. Several Board members felt the color should not be removed and all members agreed to table the discussion for now.

With there being no further business, the meeting was adjourned.

Respectfully Submitted,

Courtney Fowler
Assistant Property Manager

*The Ridges Property Owners Association
Board of Directors Meeting
October 3, 2009
Management Report*

- Landscape Update – Beach Mowing was contacted about the problem area at the end of Ridge Lane. They suggest Hollywood Junipers in a large size (4ft). Another suggestion was to install a split rail fence to help with the wind exposure. Beach Mowing offered to buy the annuals for the Landscape Committee to plant but there will be a slight mark up and freight cost.
- Irrigation Well – The Town of Nags Head recommended the Health Department be contacted about permits needed to drill the well. According to Mark Cross, Nags Head Public Works, there are plumbing regulations that need to be followed and the well would need to be inspected by one of the building inspectors.
- Dumpster Bulkhead – Carolina Marine Structures was contacted about the current status of the dumpster bulkhead and replacement costs. The information was forwarded to the Board. Additional questions were forwarded to CMS from the Board.
- Current Financials – The current financials are included in the meeting packet.
- RPC was contacted about cleaning out the storm drain catch basin and pipe at the bottom of the south side of Overlook Court and running under Ridge Lane and ending in the swale by Greenside Court.