

*The Ridges Property Owners Association
Board of Directors
April 18, 2009*

The Ridges Property Owners Association Board of Directors met Saturday, April 18, 2009 at Village Realty. Bob Holloway, Ben Truskoski and John Juzwiak were present. Courtney Fowler was present representing Village Realty.

Mr. Holloway called the meeting to order. The Board reviewed the minutes from January 10, 2009. The Board approved the minutes as submitted.

Ms. Fowler presented the Management Report. Dominion Power was contacted on the two bills received monthly and another paint request was put it for the street lights. Mr. Truskoski expressed his concern over the amount of electricity actually used at the Fairway Lane as opposed to the amount of the bill. He was concerned the majority of the bill was just for the meter. He asked Ms. Fowler to contact Dominion Power to see if they could give the Association a break on the meter cost. The Board agreed it wouldn't hurt. The website was updated with all the correct documents. A Google Analytics account was set up to track the website hits and the information was given to the Board so they could access the information. The Spring Newsletter to the owners was mailed along with the irrigation information. The new coupon books were mailed to all owners as well. The current financials were included in the meeting packet. The three delinquent owners were discussed. Two are pending foreclosure but neither has been taken over by the bank. Ms. Fowler will make sure all the liens are updated appropriately. The listing information was e-mailed to the Board by a Village Realty sales agent as requested. The right of way versus easement in the community was clarified. Due to the Association roads being private, there is a 40 foot right of access on Ridge Lane and a 30 foot one on Fairway Lane in order for owners to access their home. The Association does not own any common area there.

Ms. Fowler presented the current financial statements which included a Balance Sheet, Income Statement, Posting Journal and Accounts Receivable Dues Report. A detailed and summary balance sheet was presented. Mr. Truskoski presented his quarterly income and expense statement. He informed the Board he thought they were doing well on expenses so far in 2009. He was concerned over the three delinquencies on the accounts receivable dues report. The Board agreed and Mr. Holloway suggested that be discussed later on the agenda.

The Board discussed the landscaping in the community. Overall, Mr. Holloway felt Caribbean Landscaping was doing better after our requests to better control weeds and prune several Oleander that they missed with the first pruning. Mr. Holloway asked Ms. Fowler to follow up on asking Caribbean to prune the overgrown Russian Olives by the front porch landing of R60. Ms. Fowler noted that she e-mailed the irrigation list to Mr. Holloway and that he said he will turn them on. Mr. Holloway also informed the Board that he is planting the annuals towards the end of April and is doing them himself instead of Caribbean Landscaping. Mr. Truskoski suggested that the Board think about replacing

some of the rock and adding more color to the Fairway Island. The Board agreed to take a look at it during the summer months. Mr. Truskoski also asked if the Board wanted to take landscape bids this year. Mr. Holloway said if they did, the Board normally starts the process in August. After discussion, the Board decided to start the process earlier to give contractors time to submit bids and the Board to review them and select a contractor. The Board discussed the importance of having a contract that includes option years. Mr. Holloway said he would revise the current scope of work for landscape maintenance to address lessons learned, so the Board could agree on a final scope of work at the next meeting.

The Board discussed the three delinquencies in the community. Mr. Truskoski expressed to the Board that he feels the Board needs to take action on these owners. After reviewing again the advice from the Association's attorney, the Board decided to continue to monitor the situation to determine when further legal action may be appropriate, and to continue charging late fees and updating the liens on the properties.

The Board asked if there was any way to find out how much is owed on the mortgage on lot R56. Ms. Fowler will look into it.

Mr. Holloway informed the Board that some of the Oleander may have to be removed due to damage over the winter. The Board needs to think about creating a replacement fund for plants/shrubs in owner's yards in the future. Mr. Holloway suggested that the Board should consider whether to include this in the budget for 2010.

The Board asked Ms. Fowler to call the owner of R60 to ask that they please fix the ripped screens on their back porch.

Mr. Truskoski brought up the Reserve Study. Mr. Holloway suggested that they get together to discuss the Reserve Study at a separate Committee meeting. Everyone agreed.

With there being no further business, Mr. Holloway adjourned the meeting.

Respectfully Submitted,

Courtney Fowler
Assistant Property Manager

Next Meeting is June 13, 2009