

*The Ridges Property Owners Association
Board of Directors
8-22-09*

The Ridges Property Owners Association Board of Directors met on Saturday, August 22, 2009 at Village Realty. Bob Holloway, Ben Truskoski, Sammy Belcher 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 June 13, 2009. On a motion by Mr. Belcher and a second by Mr. Juzwiak, the minutes were approved as submitted.

Ms. Fowler presented the Management Report. The website was updated since the last Board Meeting. The landscape contract was bid out and the 2010 contract was awarded to Beach Mowing. The summer newsletter was prepared by Mr. Juzwiak and e-mailed to all owners who have submitted their address to Management and it was posted on the internet. The current financials were included in the Board's meeting packet. A solar light option for the flood lights on the signs was included in the report as requested by the Board. Two vendors were contacted to help with replacement reserve calculations. The golf course was contacted again to help with the issue with the sign flood lights at Ridge Lane.

The Board reviewed the current financials. Mr. Truskoski is working with Management on finalizing the financials from the new software. The Board reviewed the current Balance Sheet, Income Statement, GL Detail Report and Accounts Receivable Summary. Ms. Fowler noted that she sent a few reminder statements out to delinquent owners who may not be used to the new system with the coupon books. The Board noted that they will continue to watch the Accounts Receivable list.

The Board confirmed that they accepted the bid from Beach Mowing for the 2010 Landscape Contract. The Board agreed to ask Beach Mowing to attend their January meeting. The Board discussed the landscaping on Fairway Island. After Board discussion and on a motion by Mr. Juzwiak and a second by Mr. Belcher, the Board approved up to \$200 for landscape plantings on the west end of Fairway Island.

Mr. Holloway informed the Board that he was continuing to look into the possibility of installing an irrigation well in the Fairway Island common area to provide drip irrigation for that island and the Ridge Lane entrance area. He asked Ms. Fowler if she was aware if irrigation wells were allowed in The Village at Nags Head. She offered to look into this and let him know. Mr. Juzwiak suggested checking with Angela Walsh from The Town of Nags Head on any well restrictions. If an irrigation well appears feasible, the Board will consider whether to include it in a future budget.

Mr. Holloway discussed the recent improvements to Lochridge Court. The Board agreed that the improvements look good. The Board discussed the fall annual plantings. Mr. Holloway asked Ms. Fowler to see if Beach Mowing would be willing to buy the plants

for the Association at cost; the Landscape Committee would install them. The Board also would like a recommendation from Beach Mowing on what plants may survive in the common area at the end of Ridge Lane. The Yaupon Holly and Wax Myrtle that were planted two years ago have all died, and a couple of the Russian Olives that were planted last year look stressed. The Board needs a recommendation on what can withstand the harsh elements in that area. Ms. Fowler will speak to Beach Mowing.

The Board discussed the Capital Reserve Analysis. Ms. Fowler already forwarded the updated estimate from Barnhill on repaving the roads and will forward the one from Carolina Marine Structures on the dumpster bulkhead as soon as she receives it. Mr. Truskoski will put together some numbers once he receives the estimates. The Board discussed the fact that some of the top rails to the bulkhead need attention and decided to fix it themselves.

The Board discussed a tentative date of October 3 for their next meeting to approve the budget for the Annual notice.

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

Respectfully Submitted,

Courtney Fowler
Assistant Property Manager