

*The Ridges Property Owners Association  
Annual Meeting  
November 10, 2007*

The Ridges Property Owners Association held their Annual Meeting on Saturday, November 10, 2007 at the Village Beach Club. Twelve properties were represented by proxy and thirteen properties were represented in person. Courtney Fowler was present representing Village Realty. Bob Holloway called the meeting to order and established a quorum. He introduced the Board, Harry Nash, Fred Bamonte, Sammy Belcher and Bill Armistead and thanked them for their hard work.

The Association dispensed with the reading of the 2006 Annual Meeting minutes and approved them as distributed.

Ms. Fowler presented the 2007 financial report including a current Balance Sheet and Income Statement. She noted the Association looks good financially. The expenses for 2007 were right in line with what was budgeted. There were no questions from the owners.

Mr. Holloway presented the 2008 Budget and noted it had been included in the Annual notice. He explained there was a 10% dues increase for 2008 and the Association was working to build the reserve fund. An owner asked if the Association had a plan to fund capital replacements when there was a major expense. Mr. Holloway noted the Replacement Reserve Analysis presented a capital reserve funding plan that the Association is trying to follow. He would like to post it on the Ridges website once it is developed for all owners' reference.

Mike Reed explained the landscape projects going on throughout the Ridges and noted the landscape improvements. Mr. Reed noted the Landscape Committee had been working on improvements at the entrance and other areas of The Ridges. He thanked all the owners that volunteered to help with the landscape improvements. There are more projects scheduled for next year and he presented some photographs of the areas already improved.

Mr. Holloway explained the Board is working on obtaining bids for curbing Fairway Lane to match the rest of the Community. Mr. Holloway noted it is an expensive project and the Board is not positive they will be able to find an affordable vendor. There were no further questions from the owners.

Bill Armistead presented the Nominating Committee Report. He noted Harry Nash and Bill Armistead's terms were up and they were both leaving the Board. He thanked them for their years of work on the Board to help make The Ridges a better community. He indicated that two excellent candidates had offered to run for the Board. They were John Juzwiak and Ben Truskoski. Mr. Holloway asked if there were nominations from the floor and since there were none, John Juzwiak and Ben Truskoski were elected by acclamation.

#### Items from Property Owners

One owner thanked the Landscape Committee for turning his water on and off this year and was very pleased with the way his lawn looked. Mr. Holloway informed the Association that Caribbean had agreed to turn the systems on and off for 2008 but is not responsible for the maintenance.

Mr. Bamonte noted his concern for the shoulder areas of Ridge Lane eroding and Mr. Armistead noted the cracks appearing in the roads as well. Mr. Holloway informed the Association that he had been in contact with RPC on repairing the cracks in the streets, repairing the shoulder area and quoting the curbing job on Fairway Lane.

One owner brought up the erosion problem behind the dumpsters. Mr. Holloway noted the dead pine trees were removed and the small pines and other volunteer shrubs are growing which should stabilize the hillside. The Board is also working with the owner of that property to address erosion of the side yard facing Overlook Court

Another owner questioned if the dues would go up every year. Mr. Holloway explained the Board had wanted to significantly increase dues last year to address the shortfall in the capital reserve fund and cover increased operating expenses. However, the Association did not approve the increase. He explained dues may go up gradually each year to help keep the Association on track financially.

Brenda Holloway thanked Mike Reed and Todd Farrand for all their hard work on the Landscape Committee. She thanked all the owners who volunteered with the plantings and watering throughout the Ridges.

An owner asked the Board to keep in mind the high cost of cedar shakes since it was the only roofing material allowed in The Village at Nags Head and The Ridges. The owner asked the Board to explore other material options and to pass it onto the master Architectural Control Committee. Mr. Nash noted he understood and agreed that cedar shakes are very costly to a homeowner. He will make sure the topic gets brought to the Architectural Control Committee for discussion. It was also noted that cedar shakes are less fire retardant over time than other roofing materials.

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

Respectfully Submitted,

Courtney Fowler  
Assistant Property Manager