

*The Ridges Property Owners Association  
Board of Directors Meeting  
April 19, 2008*

The Ridges Property Owners Association Board of Directors Property Owners Association met on Saturday, April 19, 2008 at Village Realty. Bob Holloway, Ben Truskoski, John Juzwiak and Fred Bamonte were present. Courtney Fowler was present representing Village Realty.

Mr. Holloway called the meeting to order. On a motion by Mr. Bamonte and a second by Mr. Juzwiak, the minutes from January 19, 2008 were approved as submitted.

The Board reviewed the financial statements. The Board noted the Accountant had been paid for the 2007 Tax Return. The Board asked for a copy of the Tax Return. They also asked that in the future the secretary/treasurer review the return before it is mailed. The Board also asked why the payment to RBC was so high and why the check was made payable to the bank. Ms. Fowler said she would check with the Association's accountant on those questions but that is the way the Accountant advised the check be prepared.

Mr. Truskoski questioned the totals on the Accounts Receivable Dues Report. It was later noted the Total column also reflects those that have paid ahead. The Board questioned the status of Ridges, Lot 1 and the Foreclosure notice. Ms. Fowler noted she would do as much research and ask as many questions as possible and report back to the Board. The Board also asked that Management check on the lien status regarding Ridges, Lot 1.

Mr. Holloway noted two CD's were maturing soon. Ms. Fowler explained the Secretary/Treasurer will be contacted with rate options prior to the CD maturing. The Board asked Ms. Fowler not to pay the Hatchell Concrete invoice until the clean up of the area was complete. The Board was disappointed in the way the contractor left the site after installing the curb on Fairway Lane. Ms. Fowler noted she would follow up with the Company and wait to pay the invoice. Mr. Holloway asked Ms. Fowler to contact the Association's landscaper about re-mulching the Fairway Lane island.

The Board discussed the current landscaping situation throughout the neighborhood. Mr. Holloway questioned the time and days the irrigation systems had been set. Mr. Truskoski noted in the contract it stated the systems should be set at four days a week at twenty minutes. Mr. Holloway asked Management to confirm the systems had been set properly. Mr. Juzwiak asked if the fertilizer had been applied. Mr. Holloway noted he believed it had and the application is part of their standard contract. The Board also asked Ms. Fowler to ask the landscaper to mulch around the Youpon Holly trees at the end of Ridge Lane. Mr. Holloway also expressed a lot of owners are upset with the abundance of weeds. Ms. Fowler noted she would address this concern immediately with the landscaper.

The Board discussed the summer annuals. They discussed replacing the pansies with either white geraniums or begonias. Mr. Holloway asked Ms. Fowler to contact the landscaper for their professional opinion. Mr. Juzwiak asked if any color was going to be planted on Fairway Lane. Mr. Holloway noted the island does have lantana and daylilies currently but to ask the owners in that area what plantings they would like to see.

Ms. Fowler noted the west Fairway Lane sign needs replacing. Mr. Holloway offered to drive the neighborhood and let Management know what other signs need replacing.

The Board discussed the status of the website. Ms. Fowler explained that a man named Stuart Chamberlain, who works in Village Realty's web services department, is able to design a site for the Association. He based his estimates off of The Village at Nags Head's site. The set up fee is estimated at \$300-500 with an annual fee of approximately \$200. After a few more questions, the Board noted they were interested but would like a more formal proposal. They asked Ms. Fowler to provide the estimate on paper including the specifics of the proposal. Ms. Fowler noted she would work with Mr. Chamberlain and e-mail the Board an estimate.

The Board discussed landscaping around houses. Mr. Holloway explained a lot of owners were upset that the owners of Ridges, lot 37 removed all the existing shrubs from their yard. The Board wanted to remind owners, either in the next newsletter or on the website once developed, that all exterior changes including major landscape changes need approval from the Architectural Control Committee. Mr. Juzwiak and Mr. Holloway noted they may stop by and speak with the owner regarding his landscaping.

Mr. Holloway updated the Board on the situation regarding the swale between R19 and R21 and storm water runoff. Mr. Holloway explained the owner is going to run a pipe to help with water run off. He noted the owner is cooperative and is willing to work with the Association.

Mr. Bamonte noted his neighbor has a white pipe from the ground that is exposed and open. Ms. Fowler noted she would contact the owners ASAP.

Ms. Fowler presented two Architectural Control Applications to the Board. One was a paint application and one was a request to enclose the carport area. The Board approved both applications as submitted.

Mr. Holloway asked the watering of owners' lots be put on the agenda for next meeting.

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

Respectfully Submitted,

Courtney Fowler  
Assistant Property Manager