



# Ridge South Homeowners Association

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## REORGANIZATIONAL MEETING OF THE BOARD February 12, 2005 11:30 a.m.

**Board Members Present:** Peter Sartori, Joe Zugmier, Bob Carter, Warren Woita, Brad Stedman, Brent Tripp, Julie Pell, Jeff Lapin and Alycia Dieckman.

President Bob Carter opened the meeting, which commenced immediately following the conclusion of the regularly-scheduled annual meeting of the board.

First item of business was to elect a new president. Bob Carter announced that he would be resigning effective immediately and that Jeff Mann had agreed to fulfill his remaining one-year term. Joe Zugmier also announced that he would be resigning as well effective March 1<sup>st</sup>.

Nominations were held. Jeff Lapin was nominated for president by Alycia Dieckman. Bob Carter nominated Brent Tripp for president. Warren Woita made a motion to cease nominations, which was seconded by Brad Stedman. Motion to cease nominations carried by voice vote.

Written ballots were cast. Results were as follows: Tripp – 6, Lapin – 3.

Discussion was led by President Brent Tripp regarding replacements for Bob Carter and Joe Zugmier. Jeff Mann and Brad Rushton were suggested as possible candidates.

Brad Stedman made a motion to nominate Jeff Mann and Brad Rushton for the two open positions. Peter Sartori seconded the motion. Motion was carried by voice vote.

The next scheduled meeting was discussed. It is scheduled for Monday, February 28, 2005, 7:00 p.m., Walt Branch Library. President Tripp suggested that we go member to member and discuss tentative agenda items for the meeting.

Brad Stedman suggested further discussion of the Approved Builders List. He expressed great concern regarding the way the proxies were used at the annual meeting earlier and thought that should be a topic of discussion.

Warren Woita also discussed concern over the proxy voting.

Julie Pell suggested communication needed to be improved. She also expressed the desire to have a web site in place, as well as an e-mail database for association members.

Jeff Lapin again renewed his concern regarding his feeling that the covenants need to be clarified regarding square footage requirements. Discussion was had about the amount of legwork that would be required to get the needed vote to change the covenants. Lapin discussed proxies briefly. He stated concerns regarding Bob Carter and Joe Zugmier resigning after the close of the annual meeting. He felt that they should have resigned at the annual meeting so that nominations and voting could have occurred at that meeting. Lapin stated that he hopes that hard feelings of the past can be resolved.

At this point in the meeting a discussion ensued among Sartori, Woita, Stedman and Lapin regarding the previous meeting, the letter leading up to the prior meeting and numerous other issues surrounding the meeting. Sartori, Woita and Stedman expressed their concerns that Lapin had not called them to discuss the issues that he felt needed to be discussed. They also were concerned that neighbors had no idea what was going on and it did not reflect well upon the board. Lapin stated that he felt that the board had not been responsive to his concerns about the clarification of the square footage requirement in the covenants. Woita stated that he felt the presentation was tactless and that it was a waste of everyone's time. Lapin disagreed. Sartori also stated that he wondered why Lapin didn't call the board members and why he went behind their backs to arrange this meeting. Discussion then proceeded to interpretation of the square footage covenant.

Tripp stated that he hoped everyone could move forward, past these issues. Zugmier suggested that if the covenants were going to be amended, all areas that were going to be up for amendment should be done at one time. Tripp

stated that we needed to prioritize our activities and that approved builders and the outlots should be high on the list.

Alycia Dieckman stated that she thinks there was some good that came out of the prior meeting. She thinks there's been better communication. She stated that she hopes that the board can find a happy medium on some of the issues that exist.

Brad Stedman moved to adjourn the meeting. Second by Woita.

Meeting adjourned.

Respectfully submitted,

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Julie A. Pell, Secretary  
Board of Directors