



Ridge South Homeowners Association

www.ridgesouth.com

Board of Directors

Alycia Dieckman
Jeff Lapin
Jeff Mann

Julie Pell
Brad Rushton
Peter Sartori

Brad Stedman
Brent Tripp
Warren Woita

Officers

President - Brent Tripp
Vice President - Brad Rushton
Treasurer - Steve Sheets
Secretary - Julie Pell

MONTHLY MEETING - BOARD OF DIRECTORS

January 23, 2006 – 7:00 p.m.

Bess Dodson Walt Branch Library

Board Members Present: Brent Tripp, Julie Pell, Jeff Lapin, Warren Woita, Brad Stedman, Brad Rushton, Peter Sartori.

Others Present: Steve Sheets, Joe Zugmier and Roger Berg.

** ** * * * * * **

The monthly meeting of the Ridge South Homeowners Association was called to order at approximately 7:00 p.m. by President Brent Tripp. Guests were welcomed.

TREASURER'S REPORT

Sheets gave current balance of \$15,505.82 with one pending bill from Bowman (attorney) in the amount of \$190 for preparation of definitions of single-family residence and e-mail to Tripp. He stated he had paid the second half of the mowing for 2005, which was \$1575. Sheets prepared a statement for distribution at the annual meeting that he presented to the board. He requested guidance on projected spending vs. possible dues increases. Pell requested reimbursement for copying and postage on newsletters in the amount of \$83.55. Lapin made a motion to approve payment of the bill to Bowman and reimbursement to Pell. Stedman & Rushton seconded the motion. The motion carried by voice vote. Touchstone Homes was noted as the only member that had not paid dues for 2005.

ADMINISTRATIVE ISSUES

A brief discussion was had regarding single-family dwelling definitions and interpretations.

Annual meeting agenda was discussed. Tripp distributed a proposed agenda for the board's review. Outgoing board members as well as possible new board members were discussed, as well as committee vacancies.

Vote numbers were discussed as far as what was needed to get the proposed covenants passed. Two-thirds of 146 was set forth preliminarily as the number. A discussion was had regarding whether people that owned multiple lots (not including developer) had one vote per lot or one vote total. It was determined that persons owning more than one lot got a vote for every lot owned. Zugmier

stated he thought a quorum needed to be present to actually hold the annual meeting. Further discussion was had regarding this matter.

Satellite verbiage was discussed again. A notice went out to homeowners following the November meeting. It was noted that some neighbors had moved their satellite dishes to comply with the covenants. Some had not. Verbiage change was again discussed for the proposed covenants. A motion was made to change language in proposed covenants to read that ALL satellite dishes must be approved by the ARC prior to installation. The motion was seconded and carried by voice vote.

Single-family dwelling definition was discussed again. Tripp asked for input as to whether the board wanted to address this issue or leave it alone at this time. Discussion was had regarding this matter. Bowman had provided an opinion and a definition to Tripp. Board consensus was that everyone thought this was a serious issue, but it would be very hard to address in a blanket statement. City zoning surrounding this issue was discussed, as well as how long a car was allowed to be parked on the street.

Annual meeting postcards/mailings were discussed, as well as placing the proxy on the web site.

LANDSCAPE COMMITTEE AND OUT LOT ISSUES

Tripp received a letter from Hampton that was written by the city with a May date quoted for compliance with the city's requirements on the detention cell. Discussion was had regarding no bids or quotes being received for plumbing and electrical, as had been requested at the November meeting. The bids were to be submitted to Sheets.

ARCHITECTURAL REVIEW COMMITTEE REPORT

Woita stated there were no new plans submitted since the last meeting. Woita stated Sorensen had contacted him regarding drainage off the Leupold house lot, which is not completed yet. Woita advised him that the city would require the proper drainage and slope when the home was completed, as no one can stop the natural flow of water. D & G has two basements poured at this time and plans to build the houses in tandem.

FURTHER BOARD ISSUES

Zugmier raised an issue regarding whether or not annual dues could be used for common area improvements. The board determined that pursuant to the covenants, they could be specifically used for improvements. Contacting the commercial association regarding their portion of maintenance and improvements was discussed briefly, but Tripp stated we should have a specific plan in place before we contact them. Bylaws and covenant differences were discussed.

* * * * *

A motion to adjourn was made by Lapin. The motion was seconded by Woita. Motion carried by voice vote. Meeting adjourned at 8:09 p.m.

Respectfully submitted,

Julie A. Pell, Secretary

