



Ridge South Homeowners Association

www.ridgesouth.com

2006 Board of Directors

Alycia Dieckman
Tom Kirkpatrick
Jeff Lapin

Stephanie Olberding
Julie Pell
Brad Rushton

Peter Sartori
Brent Tripp
Larry Wakefield

2006 Officers

President – Julie Pell
Vice President – Jeff Lapin
Treasurer - Steve Sheets
Secretary – Alycia Dieckman

MONTHLY MEETING - BOARD OF DIRECTORS November 27, 2006 – 7:00 p.m. Bess Dodson Walt Branch Library

Board Members Present: Jeff Lapin, Stephanie Olberding, Peter Sartori, Brad Rushton, Julie Pell.

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The monthly meeting of the Ridge South Homeowners Association was called to order at approximately 7:00 p.m. by President Julie Pell.

ADMINISTRATIVE MATTERS

Upcoming newsletter content was discussed. Pell suggested outlot status be explained. 2007 dues were discussed. Lowering dues for 2007 was suggested, with the understanding that it would be possible that the dues would be raised again for 2008 if the outlots were to be transferred. Board member recruitment was discussed. Pell also suggested the possibility of a new committee formed to be specifically dedicated to improvements of the pond area and entrance, working with Noddle, etc., when the area is finally transferred. This committee would report to the board and bring suggestions and issues to the board for direction. Many board members agreed that this was a good idea.

Revised covenant issue was discussed briefly. Lapin suggested that it be brought up at the annual meeting and see what the response was.

Recruitment of board members was discussed. There are three vacancies created by the expiration of terms of Rushton, Sartori and Tripp.

Annual meeting notice was discussed. Pell stated she would send a postcard as well as e-mail notification and put it in the newsletter.

December monthly meeting was discussed. The regularly scheduled date falls on Christmas day. Traditionally the board has cancelled the December monthly meeting due to the holidays. Lapin made a motion not to hold a monthly meeting in December. Olberding seconded the motion. Motion carried by voice vote.

TREASURER'S REPORT

Steve Sheets could not be present at the meeting. Pell reported the balance at \$56,686. There were no bills to be paid. Rushton inquired as to whether all dues had been paid. Pell stated Summit Homes had not paid on any of their homes/lots, as well as Svobodas had not paid. She stated that liens were to be filed. Discussion was had regarding delinquent dues. Pell stated Sheets thought that the last half of the mowing was due, but a bill had not been presented. Pell said she had received a bill from Pine Valley for the three completed cul-de-sacs. She requested approval to pay them for the three circles completed. Discussion was had regarding the cul-de-sac improvements. Sartori made a motion to approve payment of \$2,407.50 for the three cul-de-sacs. Rushton seconded the motion. Motion carried by voice vote.

ARCHITECTURAL REVIEW COMMITTEE REPORT

Discussion was had regarding the Smetter home on South Ridge and whether final approval had been given, as a basement has been dug. Lapin did not know. Wakefield was not present. Lapin stated everything was approved except there was not enough brick last he knew and he hadn't spoken to Larry since.

Pell stated she had written a letter to the Nystroms regarding removal and/or replacement of the white fence in their backyard. Wakefield was to follow up with them. Wakefield was not present to give status.

The pool at the Windward home on Southview Circle was discussed. A smaller pool was approved and installed.

LANDSCAPE COMMITTEE REPORT

Pell stated she had questions for Daringer, but he was not present. She stated that one of the Schmidt homes on Ridgeline had fixed the rear lot line issue of weeds, etc., but the other home had not remedied the problems. Pell wrote letters to both homeowners previously stating that the areas needed to be cleaned up. Discussion was had regarding specifics of these areas.

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Lapin made a motion to adjourn the meeting. Sartori seconded the motion. Motion carried by voice vote. The meeting adjourned at approximately 7:40 p.m.

Respectfully submitted,

Julie A. Pell, President
Board of Directors