

RIDGEWOOD HILLS MASTER ASSOCIATION

ANNUAL MEETING MINUTES

April 8, 2008

CALL TO ORDER

The meeting was called to order at 7:05 p.m.. Board members in attendance were Mike Farrell, Phil Goldstein, Howard Dimmick, Jeff Pagani, Roberto Avila, and Don Wells. In attendance from MSI, LLC was Russ Bartz.

A quorum of the Association was present, as there were 55 members present either in person or represented by proxy.

PROOF OF NOTICE

Mike Farrell displayed the notice mailed to all homeowners in the Ridgewood Hills Master Association per the legal documents of the Association.

PURPOSE OF MEETING

The purpose of this meeting was to elect Delegates for each Delegate District to serve a term of one year. The second purpose of this meeting was to review the Fiscal Year 2007 Year End Financials and the 2008 Budget, which was ratified by the Delegates of Ridgewood Hills Master Association.

APPROVAL OF PREVIOUS MINUTES

The minutes from the February 27, 2007 Owners Informational meeting and the May 8, 2007 Annual Meeting were approved as written.

MANAGER'S REPORT

Association Facts - It was explained that membership in the Ridgewood Hills Master Association is automatic by accepting a deed to a property within the Community. The legal documents that govern the Association were described. Obligations of the Association are to maintain the common areas, enforce the covenants, and maintain the records of the Association. Obligations of the Homeowners are to pay assessments on time and comply with the Covenants. The role of the management company was explained. It was pointed out that the management company makes no decisions for the Association. The management company is responsible for the Association's fiscal and administrative services. The management company is also responsible for inspecting the Community for compliance with the Association's legal documents and to oversee the contractors hired by the Association.

PRESIDENT'S REPORT

Board President, Mike Farrell, reviewed the 2007 Year-end Trial Balance Statement. Mike briefly presented an overview of the 2008 budget that was ratified by the Delegates of the Ridgewood Hills Master Association.

Mike proceeded by discussing the accomplishments the Association made in 2007.

NEW BUSINESS

- Issue: Delegate Election
 - Discussion/Summary: New Delegates are elected each year to represent each Delegate District in the Ridgewood Hills Master Association. It was explained that the Delegates are responsible for electing members into open Board of Directors positions, ratifying the annual Budget, and voting upon certain types of legislation as proposed by the Board. Delegate Candidate Information and Questionnaire forms were reviewed from owners who were interested in serving the community as a delegate.
 - Board Decision: A decision was made to appoint Delegates into the The Peaks, The Commons, The Village, Filing Two, and Filing Three Delegate Districts by acclamation, as these Delegate position were uncontested. There were two candidates, Mike Farrell and Rex Pielstick, interested in serving as a Filing One Delegate. Ballots were distributed for the Filing One Delegate District and votes were cast. The following candidates will represent their District respectively:
 - The Commons - Mike Roggy
 - The Village - Don Wells
 - The Peaks - Don Goldstein
 - Filing One - Mike Farrell
 - Filing Two - Howard Dimmick
 - Filing Three Delegate One - Chad Giron
 - Filing Three Delegate Two - Jeff Fugate

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:25 p.m.