

RIDGEWOOD HILLS MASTER ASSOCIATION

ANNUAL MEETING MINUTES

APRIL 28, 2009

CALL TO ORDER

The meeting was called to order at 7:01 p.m. Board Members in attendance were Mike Farrell , Phil Goldstein, Howard Dimmick, Jeff Pagani, Roberto Avila, Don Wells, and Mike Castell. In attendance from MSI, LLC was Russ Bartz.

ROLL CALL

A quorum of the Association was present, as there were 44 members represented, either in person or by proxy.

INTRODUCTIONS

Board President Mike Farrell introduced the members of the Board and their positions on the Board. In addition, Mike introduced the current Delegates serving the various filings throughout the Community.

PURPOSE OF MEETING

The purpose of the meeting was to elect Delegates from each Delegate District to serve a term of one (1) year. The second purpose of the meeting was to review the Fiscal Year 2008 Year End Financial Summary and the 2009 Budget Summary, which was ratified by the Delagates of Ridgewood Hills.

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.

APPROVAL OF PREVIOUS MINUTES

The minutes from the April 8, 2008 Annual meeting were approved as written.

MANAGER'S REPORT

- Item: Association Facts
 - Discussion: 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.
- Item: Association Obligations
 - Discussion: The obligations of the Association are to maintain the common areas, enforce the Association's legal documents, and maintain the records of the Association.
- Item: Homeowner Obligations

- Discussion: It is the obligations of the homeowners to pay assessments on time and comply with the Covenants.
- Item: Manager's Responsibility
 - Discussion: The management company is responsible for the Association's fiscal and administrative services. They assist the Board in carrying Association business. However, they make no direct decisions for the Association. The management company conducts weekly inspections of the community for compliance with the Association's legal documents and to oversee the contractors hired by the Association.

OFFICER'S REPORT

- Item: President's Report
 - Discussion: Board President Mike Farrell briefly reviewed the 2008 Year-End Financial summaries of the Operating and Reserve Funds. Mike presented an overview of the 2009 Budget that was ratified by the Delegates of Ridgewood Hills in November of 2008.

NEW BUSINESS

- Item: Election Delegate Elections
 - Discussion/Summary: New Delegates are elected annually to represent each Delegate District in Ridgewood Hills. It was explained that the Delegates are responsible for electing members into open Board of Director positions, ratifying the Annual Budget, and voting upon certain types of legislation as proposed by the Board of Directors. Mike informed that Delegate Candidate Questionnaire Forms had been previously mailed to all members of the Association. Forms were returned from Karen Scott of The Commons, Don Wells of The Village, Mike Farrell of Filing One, Howard Dimmick of Filing Two, and Chad Hendricks of Filing Three. No form was returned for The Peaks or the Second Filing Three Delegate. As members of the Peaks and Filing Three signed in for this meeting, MSI, LLC asked them if they were interested in filling a Delegate position. There was no interest from The Peak members. Mike Castell announced that he was interested in filling the Second Filing Three Delegate.
 - Action: As there were no other Delegate candidates who returned interest forms, the following members were elected into Delegate positions by acclamation: The Commons - Karen Scott, The Village - Don Wells, The Peaks - open, Filing One - Mike Farrell, Filing Two - Howard Dimmick, Filing Three Number One - Chad Hendricks, Filing Three Number Two - Mike Castell.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:12 p.m.

GENERAL DISCUSSION

The meeting was open for general discussion in which questions were taken and answered by the Board of Directors.