

RIDGEWOOD HILLS MASTER ASSOCIATION

ANNUAL MEETING MINUTES

April 29, 2010

CALL TO ORDER

The meeting was called to order at 7:00 p.m. Board Members in attendance were Mike Farrell, Phil Goldstein, Michael Castell, and Roberto Avila. In attendance from MSI, LLC was Russ Bartz.

ROLL CALL

A quorum of the Association was present as defined by the governing documents, as there were 42 members represented, either in person or by proxy.

PROOF OF NOTICE

MSI, LLC Community Manager Russ Bartz displayed the Notice that was mailed out to all members of the Association.

PURPOSE OF MEETING

Board President Mike Farrell reviewed the purpose of the Annual Meeting, which was to; discuss the state of the Association, elect the 2010 Delegates from each filing, summarize the 2009 End of the Year Financial Reports, review the 2010 Budget ratified by the Delegates, and answer general questions, which were submitted in writing by members of the Association.

INTRODUCTIONS

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

APPROVAL OF PREVIOUS MINUTES

The minutes from the April 28, 2009 meeting were approved were approved as written.

MANAGER'S REPORT

- Item: Association Facts
 - Discussion: It was explained that membership in the Ridgewood Hill Master Association was automatic by accepting a deed to a property within the Community. The Delegate form of Governance was described as well as the legal documents of the Association.

- 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 obligation of each homeowner to pay assessments on time and comply with the legal documents of the Association.

- Item: Manager’s Responsibilities
 - Discussion: The Management Company is responsible for the Association’s fiscal and administrative functions. The Management Company assists the Board of Directors in carrying out Association business. However, the Management Company makes no direct decisions for the Association. The Community Manager conducts weekly inspections of the Community to assure compliance with the Association’s legal documents, and to oversee the contractors hired by the Association.

OFFICER’S REPORT

- Item: Presidents Report
 - Discussion: Mike Farrell briefly reviewed the 2009 Year-End Financial summaries of the Operating and Reserve Funds. Mike presented the 2010 Budget that was ratified by the Delegates of the Association. The general state of the Association was reviewed.

NEW BUSINESS

- Item: Election of Delegates
 - Discussion/Summary: Delegates are elected to represent each Delegate District within the Association on an annual basis. The Delegates are responsible for electing members to the Board of Directors, ratifying the Annual Budget, and voting upon certain types of legislation proposed by the Board. Delegate Candidate Interest Questionnaire Forms were previously mailed to all members of the Association. Forms were returned by Sharon Bradshaw of The Commons, Don Wells of the Ridgewood Village, Mike Farrell of Filing One, Howard Dimmick of Filing Two, Joanna Yaromy of The Peaks at Ridgewood, and Michael Castell of Filing Three. No form was returned for the second Filing Three Delegate position. MSI, LLC asked the Filing Three members in attendance if there was any interest in the second Filing Three position. Filing Three member Frank Wagner expressed an interest in the position.
 - Action: As there were no other Delegate candidates who returned interest forms, the following members were elected into Delegate positions by acclamation:

Sharon Bradshaw	The Commons
Don Wells	Ridgewood Village
Mike Farrell	Filing One
Howard Dimmick	Filing Two
Joanna Yaromy	The Peaks at Ridgewood
Mike Castell	Filing Three Position #1
Frank Wagner	Filing Three Position #2

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:30 p.m.

GENERAL DISCUSSION

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