

**RIDGEWOOD HILLS MASTER ASSOCIATION**  
**DELEGATE BOARD ELECTION MEETING MINUTES**

**August 23, 2011**

**DRAFT ONE**

**CALL TO ORDER**

The meeting was called to order at 7:02 p.m. Delegate / Board members in attendance were: Sharon Bradshaw, Mike Castell, Renee Vogel, Michael Keenan-Harte, Howard Dimmick, Lance Paa, and Roberta Avila. In attendance from MSI, LLC was Community Manager Russ Bartz. Also in attendance was Board member candidate David Brock. As four of the seven Delegates were present, the quorum requirement to conduct a Delegate Meeting was met.

**INTRODUCTIONS**

Ridgewood Hills Master Association Board President and Filing Three Delegate, Michael Castell, introduced the Delegates and Board Members in attendance to everyone present at the meeting. Russ Bartz introduced homeowner David Brock. Dave is interested in serving the Community as a Board Member.

**PURPOSE OF MEETING**

The purpose of this meeting was for the Delegates to elect two (2) members to serve a three (3)-year term on the Master Association's Board of Directors, and three (3) members to serve a three (3)-year term on the Recreation Association's Board of Directors.

**PROOF OF NOTICE**

MSI, LLC Manager Russ Bartz presented the Notice sent to all Ridgewood Hills Delegates.

**APPROVAL OF PREVIOUS MINUTES**

The Delegate meeting minutes of Ridgewood Hills dated November 18, 2010 were approved as written.

**OLD BUSINESS**

No Old Business was discussed at this meeting.

**NEW BUSINESS**

- Item: Voting Process
  - Discussion/Summary: MSI, LLC reviewed the responsibilities of the Delegates. It was announced that current Master Association Board Member Michael Castell whose Board seat has expired, was interested in reelection. It was also announced that homeowners David Brock of 6731 Holyoke Ct. and Carrie Johnson of 726 Hillrose Ct. were interested in one of the two

open Master Association Board positions. As a result, MSI, LLC explained that ballots would be distributed to the Delegates for the Master Board Member election. MSI, LLC also informed those in attendance that the Delegates could appoint current Recreation Association Board members Michael Castell and Carrie Johnson, whose terms have expired, but are interested in seeking reelection onto the Recreation Association's Board via acclamation, as no other candidates have come forward.

- Decision: No decisions were made at this stage of the meeting.
- Action: No action was taken at this stage of the meeting.

➤ Item: Master Association Board Election

- Discussion/Summary: Master Association Board Member Candidate Questionnaires were previously completed by Michael Castell, Carrie Johnson, and David Brock. These questionnaires were distributed to the Delegates. Michael and David briefly reviewed their qualifications to serve as a Director on the Ridgewood Hills Master Association's Board. Carrie was not in attendance at the meeting.
- Decision: MSI, LLC distributed ballots to the Delegates in attendance who cast their votes respectively. These ballots were given to a non interested third party for counting. The ballot vote totals were presented to MSI, LLC who announced the results as follows:

- Michael Castell        584 votes cast.
- Carrie Johnson        0 votes cast.
- David Brock            584 votes cast

A motion was made and seconded to accept the ballot as presented. As result, Michael Castell and David Brock were elected to serve a three (3)-year term on the Ridgewood Hills Master Association's Board of Directors.

- Action: MSI, LLC will update the Association's records.

➤ Item: Recreation Association Board Elections

- Discussion/Summary: A final call was made for additional candidates willing to serve the Association as a Recreation Association Board Member. No candidates other than Michael Castell and Carrie Johnson came forward.
- Decision: Filing Two Delegate Howard Dimmick made a motion, which was seconded, that the Delegates elect Michael Castell and Carrie Johnson to the Ridgewood Hills Recreation Association Board via acclamation. This motion carried unanimously by the Association's Delegates in attendance. The terms of this position will be three (3) years.
- Action: MSI, LLC will update the Association's records.

**ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 7:35 p.m.