

RIDGEWOOD HEIGHTS HOMEOWNERS ASSOCIATION

Annual Meeting

Thursday, January 20, 2022

MINUTES

The annual meeting of the Ridgewood Heights Homeowners Association was held at 640 Belford Street, Grand Junction, Colorado on January 20, 2022 at 5:00 p.5. Written notice of the meeting was mailed to the membership on January 10, 2022 by USPS and by electronic mail and the Homeowners' Newsletter.

The meeting was called to order by President Vonnie Folkers. Those present were the following members of the Board of Directors: Vonnie Folkers, President; Dennis Hoefer, Vice President; Jan Logan, Secretary; Barbara Hoefer, Treasurer; and Kim Suplizio, Acting Director. Each of them is also an outgoing member of the Board and are not seeking re-election.

Overall, 15 homeowner-members signed into the meeting, including those listed above, and 17 proxies were received. It was determined by the number of members and proxies submitted that the 20% quorum was satisfied.

Approval of 1/21/20 Annual Meeting Minutes:

Jan Logan, Secretary to the Board, read the Minutes of the prior Annual Meeting held on January 21, 2021 which was sent to all homeowners by e-mail and on the website. A motion to approve the Minutes as read was made by Jim Bond and seconded by Mary Jo Hughes. The motion carried by a unanimous voice vote of those present.

President's Report:

Vonnie Folkers spoke on the state of the HOA. A written copy of her speech is attached to and made a part of these Minutes for the benefit of all homeowners, including those who were not present at this meeting.

Vonnie also informed the members that the prior administrator of the HOA website can no longer manage the site, and Vonnie and Dennis Hoefer have agreed to take on the task of managing and updating the site.

Vonnie advised that the following committees have the same members agreeing to serve:

Design Review Committee: Ladis Visner and Candy Ward

Social Committee: Pat Visner, Alice Bachmeier, and Helen Chonoweth

Safety Committee: Mary Jo Hughes

Treasurer's Report:

Barbara Hoefler reported that there were some events this past year which have affected the budget. Maintenance costs have gone up, there is now full build-out in the number of homes and costs have increased accordingly, and replacement of some plants and shrubs which have died.

Treasurer's Report: We currently have approximately \$91,000 in our Reserve Account (an increase of \$10,000.00 over last year) and \$_____ in the checking account. Upon motion made by Barbara Hoefler to approve the 2022 proposed budget and seconded by Don Schneider, the budget was unanimously approved by voice vote.

There was a general discussion about homeowner's individual insurance coverage and each homeowner should consult their individual insurance agent for clarification. The HOA insurance covers the outside of the unit to the interior wall.

NEW BUSINESS

Mary Jo informed the meeting that Renee Edel had asked her to read a statement regarding the advantages of the HOA employing a management company and asked that the members consider exploring this possibility in the future. The written statement is attached to these Minutes.

Election of Board of Directors: The following homeowners are willing to serve on the Board of Directors for the upcoming year and are presented for approval by a vote of the membership: John Sinclair, Karen Sinclair, and Denise Lujan. The current directors are not seeking re-election. Upon motion made by Don Schneider and seconded by Jim Bond, the nominees were unanimously approved by voice vote.

There being no further business to come before the meeting, same was adjourned at 6:10 p.m.

Respectfully submitted,

Jan Logan, Secretary to the Board