

RIDGE FOREST HOMEOWNERS ASSOCIATION
GENERAL MEETING
October 20, 2005, 7:00 PM
Provinces Library

Call to Order: 7:15 PM, a quorum was received with 27 out of 110 homeowners present.

Present: Catherine Bracey-Tynes, Wanda Billings, George Friedman, Jerilyn Roberts, Kimberly Simmons, Bill Madison, Louvel Fauntroy

Absent: Cleveland Chandler

Minutes: Nothing to report.

President's Report: See the **FY 2006 Budget** section.

Treasurer's Report: George explained each line of the budget including the reason for any significant variance between 2005 budgeted amounts and 2005 actual amounts as well as variances between the 2005 budget and the 2006 budget. Included in the discussion were the following explanations:

- BGE 2005 YTD and 2006 budget amounts are higher because the front entrance light was out of service during the first half of the year.
- Insurance 2005 YTD and 2006 budget amounts are higher due to an increase in the annual premium for the General Liability coverage for the common areas.
- Award of Appreciation 2005 YTD was an award for the past Board President for his service and accomplishments during 2004.
- Lawn service 2005 YTD is lower due fewer cuts being performed by the contractor. 2006 Budget reflects the expected price increase for services based on the bids that have been received from four new contractors. Included in lawn service is cutting of the common areas and the ponds (outside of the fence), trash pickup, and weed removal.
- The money in the reserve account is not reflected in the budget; however, it is included in the Account Balances section noted at the bottom of the financial report.
- Snow removal is not included in the 2006 Budget because it is expected that the services will be provided by the County.

The membership voted in favor of approving the 2006 budget.

Architectural Review Committee Report: Nothing to report.

Common Areas Committee Report: Louvel explained the challenges that the board has faced with the maintenance of the common areas. Bids for new contractors have been received. The lowest bid was in the amount of \$15,000.

Newsletter Editor Report: Nothing to report.

Old Business: Nothing to report.

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New Business: Nothing to report

FY 2006 Budget: Cathy explained the three major community improvements that would be faced by the membership within the next few years which included the front entrance improvement with an irrigation system, fence repairs/replacement, and sidewalk repairs.

George obtained an estimate for the front entrance irrigation system and gave an explanation.

\$9,575 for system with 50 heads
2,705 for county costs
2,000 for a licensed plumber
\$14,280

There will be additional operating costs for spring and fall maintenance of the irrigation system as well as the quarterly water bills.

The following questions were raised by the membership:

- What about vandalism? *Some vandalism of the irrigation system can be averted by installing a steel box for the controller. The cost of the box was included in the \$14,280 estimate.*
- Can we use drought resistant plants that will not require the need for additional watering? *The plants will only cover a portion of the front entrance. The majority of the front entrance will still require additional watering.*
- Can we use the water source that County allowed us to borrow previously? *That was for temporary use and cannot be relied upon for long-term use.*

The membership voted in favor of using the reserve funds to pay for the irrigation system, and to modify the budget accordingly.

Bids for new lawn service contractors have been received. The lowest bid was in the amount of \$15,000. DMF was not interested in bidding.

An estimate of \$16,000 to replace the fence along Ridge and Severn Roads was received. The need for future replacement is due to the manner in which the posts were mounted when the fence was originally installed. Cement was not used, which is causing the posts to rot. In addition a prior drainage problem and inferior lumber has contributed to the problem.

Although the dues did not increase in FY 2006, there will be a dues increase for FY 2007. Funding for the community improvements/repairs that cannot be funded by the budget can be paid for with a special assessment to the membership in accordance with the covenants.

Nominations: Four nominations were received prior to the General Meeting. Nominations for Mrs. Ravindran and Mr. Tynes were made at the meeting. A vote was taken by secret ballot. 9 of the 27 votes were made by proxy. All six of the nominations were approved by the membership.

Adjourn: A motion to adjourn at 8:30 was made and passed.