

Kingsbrook at Ridgeview HOA

Meeting Minutes January 12, 2005

Board Members Present:

- . Susan Clark
- . Pat Roslund
- . Lelar Corbett
- . Gilley Estes

CCMC Representative:

- . Caroline Winton

Guest Present (2):

- . Joan Underwood
- . David Dotson (Criterium Dotson Engineer)

Call to Order:

The meeting was called to order at 7:10 pm.
December 15, 2004 minutes were approved.

Old Business:

Reserve Study

David Dotson from Criterium Dotson Engineer reviewed the reserve study and answered questions regarding the study. Criterium Dotson Engineer will provide the board with a three year/stage analysis and make financial modifications. They will also provide an executive summary that briefly discusses the final reserve study that projects what funds will need to be available for the up keep of the property. This executive summary will be sent to residents when available.

Management Contract

The board has reviewed the contract and would like to amend the meeting rate to state that our meetings will be once a month from 7pm-9pm at no charge; any additional meetings will be charged at the regular hourly rate.

ARC Committee-update

Committee will start working on policies and will bring recommendation to the next meeting.

Rules and Regulations Amendment

Board will review rules and regulations and bring modifications/amendments to the next meeting.

New Business:

Committee Email Accounts

All web updates need to go through the board liaison to make sure information is announced correctly.

- Social Committee
 - Next event will be February 19, 2005. Information will be placed on board after February meeting.
- Committee Member Nominations
 - Announcement will continue to be placed in the newsletter to recruit committee members

Meeting adjourned at 8:45 pm.