

The Ridge At The Bluffs Board Of Directors Meeting, January 20, 2015, 6:30 PM

At The HOA Office

1. A quorum of the Board was established with President, Len Tylka, Vice President & Treasurer, Patti French, Secretary, Judi Collins, and Director, David Ratliff. Director Bill Persons was absent.
2. Call to Order.
3. Approval of Agenda.
 - 3.1 Judi Collins made a motion to approve the Agenda.
 - 3.2 Patti French seconded the motion. A vote was taken and passed unanimously. 4-0
4. Old Business:
 - 4.1 Approval of minutes of Budget Meeting
 - 4.2 Patti French made a motion to approve the minutes.
 - 4.3 Judi Collins seconded the motion.
 - 4.4 Len Tylka asked for the lines 4.1, 4.4, 4.9 be amended to Patti French making all three motions not Len Tylka.
 - 4.5 Patti French made a motion to approve the amended minutes.
 - 4.6 Judi Collins seconded the motion. A vote was taken and approved unanimously. 4-0
- 5.0 Cable Contract: Bill Adams from the Consulting Company presented the contract and answered questions from the members.
- 5.1 Judi Collins made a motion to approve the Comcast Contract .
- 5.2 Patti French seconded the motion.
- 5.3 Under discussion.
- 5.4 A phone call was made to Bill Persons so he could vote by phone. A vote was taken and passed With approval by Len Tylka, Patti French, Judi Collins and David Ratliff. Bill Persons opposed. Motion passed 4-1.
- 6.0 New Business:
 - 6.1 Window and Door replacement with impact glass and stucco repairs. 3 Bids were presented.
 - 6.2 Judi Collins made a motion to approve the lowest bid from Newman Windows.
 - 6.3 David Ratliff seconded the motion.
 - 6.4 Open for discussion.
 - 6.5 A vote was taken and passed unanimously. 4-0

6.6 Tree Trimming Addendum to Contract: Additional trim to Palms around the HOA and up Bluffs Blvd.

6.7 Judi Collins made a motion to approve the extra trim needed.

6.8 David Ratliff seconded the motion.

6.9 Under Discussion: Tabled for further review. No action taken.

6.10 Document Re-write was presented by Renee Wiseman.

6.11 Len Tylka appointed a committee comprised of Renee Wiseman, Ted Guarino, Sharon Leitzke and Ed Jones to organize the group to review our documents and make suggestions to the Board.

6.12 Judi Collins made a motion to approve our Attorney to start the re-write of our Documents and to use the surplus monies to pay his fee of \$10,000.

6.13 Patti French seconded the motion. A vote was taken and passed unanimously. 4-0

6.14 Foreclosure Action: No action taken as it had been paid in full.

6.15 Pickle Ball:

6.16 Patti French made a motion to approve Pickle Ball at the cost of \$500.00 for two courts.

6.17 Judi Collins seconded the motion.

6.18 Open for Discussion:

6.19 A vote was taken and passed unanimously. 4-0

6.20 Oak Tree removal: Tabled more information needed.

6.21 Sand for Playground: 3 bids presented.

6.22 Judi Collins made a motion to take the lowest bid of Finish Line Site Dev.

6.23 David Ratliff seconded the motion. A vote was taken and passed unanimously. 4-0

6.24 New Phone Directory: No action taken

6.25 Salt Water Pool: Off Table

6.26 Stairs and Railing by Pool: Tabled for further review.

7.0 Committee Reports:

7.1 Chris Petterson gave the ACC report

7.2 Landscape: Judee Horel gave the Landscape Report

7.3 Manager's Report: Christine DiRenzo gave the Manager's report

7.4 Open Forum:

7.5 David Ratliff, Director gave his Resignation.

7.6 Judi Collins made a motion to nominate Mary Jo Petterson as a temporary replacement for David Ratliff as Director.

7.7 Patti seconded the motion. A vote was taken and passed unanimously. 3-0

7.8 Adjournment: Judi Collins made a motion to adjourn.

7.9 Patti French seconded the motion.

7.10 Meeting Adjourned at 8:05 PM