

Minutes of the Annual Meeting of the  
Ridges of Wellington Owners Association  
held on April 27, 2026

The Annual Meeting of The Ridges Owners Association was called to order by Warner Johnson. Mr. Warner Johnson welcomed the members and opened the meeting. Mr. Johnson briefly explained the purpose of the meeting. Mr. Johnson stated that this was the first annual meeting of the homeowner's association members since the developer, Joe Duckworth, gave up developer control on March 26, 2026. The purpose of the annual meeting each year is to inform homeowners of items that are occurring within the neighborhood and for the board to hear from homeowners about their concerns. The homeowners also elect the board of directors. Due to this being the first meeting of the members, the members will vote to decide the number of board members on the association's board. The association documents allow for 2 to 7 members on the board which is to be determined by a vote of the homeowners at this meeting. Once the number of board members positions is determined the homeowners at the meeting will also vote on their fellow homeowners to fill those positions.

The association received several proxies prior to the meeting. After cross-checking all of the proxies with the sign in sheet, it was determined that 45 members were present in person or by proxy. Mr. Johnson stated this constituted a quorum for the meeting and the business of setting the number of directors and electing a board could take place.

Ms. Kim Lawson with Duckworth-Morris Realty, the association's managing agent, presented the 2025 financials and the proposed 2026 budget. Ms. Lawson stated the operating account balance was \$19386.39 as of today's date. An increase in the lawn contract resulted in an increase in the monthly fee for 2026-2027 from \$225.00 per month to \$230.50 per month.

Mr. Johnson said it was time for those present to vote on the number of directors. The association bylaws state that the number could be between 2 and 7. Members were asked to vote on the ballots given to them as they signed into the meeting. The ballots were collected and counted by Ms. Lawson, Dan Tidwell, and Joyce Evans. It was determined the board of director shall consist of 5 directors.

Mr. Johnson stated that now that the number had been set it was time to elect 5 members to the board and called for nominations from the floor. There were no nominations from the floor; however, the following people were nominated by the homeowners prior to the meeting:

Benny Bishop  
David Cuisimano  
Fred Kozel  
William Earnest  
Michael Faerber  
Teri Hamilton  
Usha Kinney  
Diane Martin  
Landon Miller  
Marc Smith

Those nominated introduced themselves and gave a timed 90 second speech. Ballots were distributed and collected after the members cast their votes. The following members were elected to the Board of Directors.

David Cuisimano  
Fred Kozel  
Diane Martin  
Landon Miller  
Marc Smith

The organizational meeting of the board will be set for a date after the special meeting.

There being no further business, the meeting was adjourned.