

Ridgeview Condominium Board of Director

November 2, 2017 Meeting Minutes

Attending: Ed Grosswiler – Unit 25, David Parks – Unit 20, Ashwini Prasad – Unit 12, Sarah Vandehey – Unit 41, Anne Casiano – Unit 53, Jin Kyung Oh & Kyewon Bang – Unit 21, Carole Beck – Unit 46, Barbara Hunter - Unit 62, Elaine Johansen – Unit 34, Sharon Shannon – Unit 29&56.

1. Approval of Sept. 12 Meeting Minutes. Approved 4-0

2. Open Forum for Owners Comments

3. Financial Report – Ed Grosswiler

- Through 3rd quarter, the COA is within 2017 budget. A year-end balance is expected. Capital Reserve Account is at \$170,000.
- Financials have been circulated to Owners.
- As of Oct. 1, no Owner is more than 30 days delinquent with dues.

4. Landscape / Landscape Committee - Discussion of Owner request that landscaping decisions made by a Landscape Committee of one person be approved by the Board and/or the Landscaping Committee be expanded to include other Owners.

- Agreement that decisions regarding landscaping be reviewed by the Board as is the current practice.
- Landscapers advised not to use leaf blowers by windows; rake instead.
- Residents should not approach landscaping crew with questions, but advise Bluestone & Hockley of concerns and questions.

5. 2018 Budget

- Board voted 4-0 to increase COA dues by 2.5%, effective 1/1/18
- 2018 Budget approved as submitted 4-0.

6. Maintenance

- Deck maintenance
 - Deck inspection and repairs will continue through the winter, weather permitting.
 - Prohibited deck construction and excessive plants on deck will be identified and corrected.
- Porter service
 - Stairwells, kiosks and litter outside buildings will be cleaned once a week, effective immediately
- Catch basins
 - Flooding problems caused by clogged catch basins will be identified and repaired.
- Gutter cleaning
 - (Post-meeting: Fisher Roofing unable to clean gutters until February. New vendor completed work by end of November.)
- Stair treads
 - Porter service will identify stair trends and other portions of the

stairwells needing repair and report the need to BH maintenance.

- Parking lot – striping
 - Vendor has been identified and will move forward when three dry days can be found.

7. Announcements

- Annual meeting and Board meeting, Dec. 7

8. Executive Session

- Board voted 4-0 to write-off COA dues delinquent balances and transfer fees attributed to bookkeeping errors.

9. Adjournment