

Board Meeting Minutes
Ridgeview HOA
(Board Meeting Minutes: October, 2012)
(7:00-pm Rec Room)

Board Members:

Present: Ed Grosswiler, Franki Satisky, Brian Aveny. Absent: Bob Thompson

Others Present: Ron Morgali, Shirley Bass, Millie and Murray Welinski, Carole Breck# 46, James Sturm, Gordon Howard, Christopher Gardner, Bill Nichols, Jennifer Sturm

Proceedings:

- Meeting called to order at 7:03 p.m. by Chair Ed Grosswiler
- Meeting minutes were amended and approved for August, 2012

Latest version of owners' rules has circulated through two board meetings. Small change related to non-resident owners renting their units. Lease agreement of month to month is allowed. Only one lease allowed per unit. We will grandfather existing. Conducting background check and having a lease agreement is now required. Acknowledgment must be provided to COA.

Motion to approve the new owners rules. Moved by Brian, seconded by Franki. All approve.

Ed Grosswiler announced \$38,437 settlement to the benefit of Ridgeview COA, came with a confidentiality agreement. With settlement, COA now has \$65,000 in reserves.

Motion to elect James Sturm to the board. Ed moves to elect James, Franki seconds... all approve. Will be replacing Chris Gardner.

Board Chair's report

Dues situation... we are collecting more than if everyone paid on time because all but two delinquent owners are on payment plans. The two delinquent owners owe in excess of more than \$11,000 and one of those units is for sale. In the other case, we have advised the mortgage holder and, because the bank failed to respond, we anticipate a payoff of \$7,000. The other unit, which is for sale, has no mortgage and Ridgeview COA is in first position to collect when the unit is sold. If these two seriously delinquent situations are resolved, we will have a considerable reduced delinquent balance – less than \$10,000 – all of which are by owners on a payment plan. This compares to a high of \$45,000 in late dues during the worst of the economic crisis.

Related to unit 30... call about a car parking in the wrong space. Signs will be put up and cars towed if appropriate. More deck and storage repairs were done over the summer.

Open discussion... 7:27pm

We currently have a bid for Building C roof and are waiting on two more bids. Ed says the roof can be done over the winter, but some owners have objected. It is now our top priority. Ed says Fisher Roofing is recommended.

We are looking into repairing electrical issues concerning outdoor lighting. We have had electricians look at it. The cost has been estimated at \$18,000. Ed says we are looking at all the options.

Siding below decks... dry rot below some decks. We looking at repair options and whether it affects more than a few units. Problem was discovered during repairs at Unit 3. Vendor discovered that siding below deck was sealed with caulk instead of a permanent adhesive. Problem may affect all siding below decks.

Ed says it's possible that we will be discussing reopening the pool in 2013. It depends on our reserves and other repair items.

Action item: Bill Nichols wants to see if our window exteriors could be washed

Action item: Consider what maintenance still needs attention

Action item: Use police to mediate noise issues

Action item: Welcome James to the board

Action item: Thanks to Brian for his hard work on the revised owners rules

Reminder: Ridgeview is a non-smoking property and quiet hours are 10-pm to 6-am, Laundry room will be closed from 10-pm to 7-am.

- Meeting adjourned at 7:42 p.m.
- Minutes submitted by Secretary, Bob Thompson.