

Ridgeview Homeowners Association
Board Meeting Minutes
Dec 3, 2013 (7:00-pm Recreation Room)

Board Members:

Present: Ed Grosswiler Brian Aveney Bob Thompson Franki Satsky
James Sturm

Owners / Others Present:

Jennifer Sturm (53), Christie Thomas (45), Shirley Bass (62), Sharon Shannon (29)(43)(56)
Christopher Gardner (33), Mike O'Phelm (23), Reddy Mallidi (30)

Proceedings:

Meeting called to order at 7.01 p.m. by Chair Ed Grosswiler

Quorum: 58% of proxies collected from owners

3 open board positions open (no new nominations)

Election of Directors... Ed, James and Bob are re-elected to incumbent positions
(unanimously)

2013 Financial Report:

Major expenses are repayment of bank loan (25.5% of budget), insurance (10%) and
utilities (33%)

We have been collecting dues on schedule other than 1 owner. #31 has sold and
Ridgeview will collect \$4,500 by end of year. Anyone else is on payment plan.

We will have \$28,000 in reserves by the end of the year.

In 2014 we will have operating expenses for pool... the cost of reopening pool was
budgeted at \$30,000 and came in at \$20,000.

We filed a suit for \$205,000 for the siding, we won the judgment. Currently lawyers are
looking into whether we can collect.

7.20 p.m. end of 2013 financial report and annual meeting

7.21 p.m. Start of board meeting

August Board meeting: Minutes approval:

Motion: Franki, Second: Brian, Vote: All in Favor 5-0

Election of officers for 2014

Chairman (Ed) approved, Vice Chair (Brian) approved, Treasurer (Franki) approved

Secretary (Bob) approved

Board Chair's report

Finances through 3rd Quarter of 2013

Budget for 2014

No dues increase.

Review of other 2013 activities; plans for 2014

Sprinkler system needs repairs and will be a capital project, not a budget item.

Utilities budget will be increased slightly starting in July

Report on Action Items from August meeting

Risers on stairways were painted white... consider painting yellow

Bungalow fencing must be maintained and repaired by owner

Reserve study to be considered to repair roofing, parking, laundry, parking lot resurfacing, exterior lights. Last study was in 2005.

Action Items:

• Action item: Talk with Bob Newman about smoking area
• Action item: Outdoor valves need repair
• Action item: Chemicals used down drains could be harmful to pipes
• Action item: Outdoor lighting waiting for softer soil
• Action item: Rules governing swimming alone in pool

Next meeting

Meeting adjourned at 7.55 p.m.

Minutes submitted by Secretary, Bob Thompson