

Board Meeting Minutes - Ridgeview HOA

(Board Meeting Minutes: February, 19, 2013) (7:00-pm Rec Room)

Board Members:

Present: Ed Grosswiler, Brian Aveny, Bob Thompson, Franki Satsky

Absent: James Sturm

Others Present:

Shirley Bass, Judith Crowley, Christi Thomas, Bill Nichols, Dorothy Carroll, Christopher and Linda Gardner

Proceedings:

Meeting called to order at 7:05 p.m. by Chair Ed Grosswiler

December Board and Annual meeting minutes were approved. Ed moved, Franki seconded. Brian moved, Bob seconded. Both motions approved unanimously.

Board Chair's report - 2013 Budget

We have a comparison of the 2013 and 2012 budgets. Main changes are this: Review of 2012 financials. Delinquent dues... with one major delinquency... reimbursement of \$4,500 coming. We only have about \$4,000 delinquent aside from owners on payment plans.

The siding loan to be paid off in 2017.

We are discussing the costs of reopening the pool. We are on track to open the pool this summer.

The professional fees are \$3,000 more than last year. That represents an increase in the tax preparation, including new lawyer, and a required annual financial analysis.

We have not replaced Rachel... so the accountant and Ann are doing additional work.

We did not replace the roofing on building C, but have budgeted it for 2013. \$42,000 estimated for C roof.

Sewer and water are still an uncertainty in the budget... but we think the increase will not be significant. We will know in May or June of any increases in the sewer and water bill, not effective until July 2013.

We expect to end the year with a contribution to the reserve accounts of about \$22,000.

Brian moves to approve 2013 budget, Franki seconds... all approve.

We are looking at quarterly board meetings... emerging view to change current schedule. Doing more action through email, with more important items being left for quarterly meetings. The next quarterly meeting to be held in May 2013. We would have 4 meetings this year. February, May, August and December. We would meet May 21. In other cases we would meet the third week of the active month on a Tuesday. Brian moves, Bob seconds, all approve. **We will now have quarterly meetings.**

7:26 pm Meeting opens to Owners.

- Three units for sale with considerable activity. Just one of the three has delinquent dues and Ridgeview COA has lien and first claim on proceeds for that unit.
- Pursuing siding failure issue through invoking lifetime warranty. Litigation is next step.
- Noise issues between units continue to arise.
 - Virtually all successful resolutions are developed in discussions between owners
 - Be aware city offers mediation
- Reroofing Building C roof is now our top priority. Ed says Fisher Roofing, which did Building D, 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 other options.
- Siding below decks... there is dry rot below some decks. We looking at repair options and whether it affects more than a few units.
- \$14,000 for landscaping was budgeted... but we expect that to be reduced to \$10,500
- Ed says it remains to be seen, but it's possible that we will be reopening the pool in 2013. It depends on the repairs needed to meet code.

Action item: We have an ant problem in some units, Ed says using artificial sweetener. It been reported that it works.

Action item: Banging door in Rec room has been better. (Bill Nichols) We will continue to monitor.

Action item: Car parked with flat tire (white sedan), expired plates, outside Rec room. Unit 36 parking space.

Meeting adjourned at 7:46 p.m.

Minutes submitted by Secretary, Bob Thompson.