

Ridgeview HOA Board Meeting
February 8, 2012
Recreation Room

All Board members present

Start of meeting 7.00pm

1. Approval of December 16 minutes 7.02pm

Motion Brian Aveney, Franki Satiski second, unanimous approval

2. Approval of 2012 Budget

Motion Franki Satiski, Brian Aveney second, unanimous approval

Revision based on year-end 2011 7.04pm

Distribution of budget and 2011 financials 7.05pm

3. Report by Ed Grosswiler

Rodent and rat problem (Ed). We have a treatment program now in place, with the worst problem in building B. (Bob) I heard rats a month ago... but the problem has subsided. (Ed) Unit 3 will have shared cost associated with dry rot. Vinyl siding has been improperly installed and was fixed. We are getting an evaluation whether the same problem exists elsewhere and estimates. (Dorothy Carroll) Are we contacting the siding company (Ed) we are currently in discussions with them to fix the problems, but have had only sporadic success on past problems. The problem could exist in every unit.

4. Status of delinquencies 7.15pm

(Ed) Status of delinquencies... currently pursuing foreclosed units. (Ed) many units are on payment plans. We are filing legal papers to recover HOA dues on other units. Currently we are owed \$20,000-\$30,000 in back dues.

5. Distribution of draft resident rules 7.22pm

Board will take 2 months to review (Ed) Brian has created a first draft of revising the resident rules, cutting down the amount of paper into something understandable. A draft is going to be distributed via email. The owner is responsible for the renter. We will take two months to revise and get input. One of the key areas is the revised pet section.

6. Discussion of repair and maintenance underway 7.27pm

Storage doors (ongoing project)

Moss removal (ongoing project)

7. Owners discussion 7.30pm

Christy Thomas (#45) – discussing ant problem... (Ed) we don't treat for sugar ants. (Christy Thomas) thinking of doing a blog for Ridgeview. (Christy Thomas) Some residents talking about noise from floors on second and top units. Are there ways to minimize noise? (Ed) there are sound-proofing options for ceiling and floor. (Ed) we

have received calls from owners complaining of noise... but there's nothing the HOA can do... other than encourage individual owners to discuss the problem with each other. (Dorothy Carroll) complained about current web site. Wants to see it improved. (Ed) it's a basic passive website that could use a few improvements.

8. Adjournment 7.47pm