

Ridgeview Homeowners Association
Board Meeting Minutes
March 18, 2013 (7:00-pm Recreation Room)

Board Members:

Present: Ed Grosswiler Brian Aveney Bob Thompson (**absent**) Franki Satisfsky (**absent**) James Sturm

Owners / Others Present: Jennifer Sturm, Carol Beck, Shirley Bass, Bill Nichols, Ann Blake

Proceedings:

Meeting called to order at 7:13 p.m. by Chair Ed Grosswiler

December Board meeting minutes approval:

- Motion: Brian
- Second: James
- Vote: All in Favor 3-0

- **Approval of 2014 Budget**
 - No major changes from previous drafts
 - No major changes in water and sewer costs
 - Accounting fees slightly lower
 - Administrative services slightly higher
 - Bulk of budget in siding loan, utilities and insurance 2/3 of budget
 - \$16,200 for Ann's administrative costs
 - Delinquent dues \$12,000, \$9,000 of it on payment plans, Lien on Alfonso's property
 - Linda and Chris compensation based on project by project basis
- Motion: Ed
- Second: Brian
- Vote: All in favor 3-0
- **Approval of motion required by IRS rules**
- Motion: Brian
- Second: James
- Vote: All in favor 3-0
- **Approval of putting pool rules into resident rules**
- Motion: James
- Second: Brian
- Vote: All in favor 3-0

Board Chair's report:

- Review of finances for 2013
 - Siding debt to be paid off March 2017
 - We may not recover any of the money to go back into reserves or reduce HOA dues
 - Insurance lawyer looking at policy to determine possible collection status
- Report on Action Items
 - Using chemicals in drains hurts pipes
 - Pool rules – swimming alone
 - Reminder to tenants about smoking areas
 - Meeting notices will be posted only at mail and trash kiosks.
 - Motorcycles are not prohibited in parking area.

Action Items and Discussion:

- **Action item:** Irrigation costs questioned
- **Action item:** Looking into repairing pipes behind building B (\$2,000) approximate cost)
- **Action item:** Cap off pipes previously used for irrigation (\$5,000 approximate cost)
- **Action item:** Pole light wiring being addressed
- **Action item:** Parking lot drains have been cleaned, may need eventual replacement.
- **Action item:** Look into pool rules as they relate to our insurance

Next meeting June 19, 2014 Quarterly

Meeting adjourned at 8:08 p.m.

Minutes submitted by Secretary, Bob Thompson