

Ridgeview COA
Board Meeting
April 12, 2012

The meeting was brought to order by Brian Aveney at 7.02 pm.
Christopher Gardner, Bob Thompson, Franki Satsky and Brian Aveney are present for the Board.
Brian Aveney is filling in as Chair for Ed who is absent.

Action item: approval of February 8th minutes

Bob Thompson makes a motion to approve the minutes as they stand. Franki Satsky seconded the motion. The Minutes are approved with a vote of 4/0.

Bob Thompson asks that all attending residents state their name and condo number when they speak... every time they speak for recording purposes.

Bob Thompson reminds attendees of the resident rule to keep front door porches clean and of the safe use of air conditioning that do not hang out of windows.

Brian Aveney says in a general statement that the rules are a guideline, not to be the HOA police. But the rules are enforceable in a legal situation.

Brian Aveney and all board members in attendance review with residents the updated "Resident Rules" which have been condensed from the former House Rules, for specific use by those living at the condominium complex.

Brian Aveney says we will have to add pool rules to the resident rules when the pool opens in the future.

Cheryl (Owner of unit ???) suggests warning signs around trash / recycling area. **(NEED MORE INFO – WARNING OF WHAT?)**

Action Item: Bob Thompson makes a motion to accept the resident rules as Brian Aveney has presented them. Franki Satsky seconds the motion. It is unanimously approved with a vote of 4/0.

Brian Aveney says it is the responsibility of the owners to present rules and revised rules to renters.

Christopher Gardner says the whole point of revising the rules is to make them condensed and easier to read and understand by owners and residents.

The resident rules are an abbreviation of the former House rules. A new Owners Rules document will be created to provide Owner's with specific rules around ownership.

Brian Aveney suggested a timer for the laundry room that would limit the washers and dryers from operating between 10.00pm – 6.00am. By using a circuit breaker dedicated to just the washers and dryers so that heat could still stay on during the winter. Further discussion is necessary.

Brian Aveney says there are still changes to be made to the “House Rules”... but says he has not undertaken those edits... but notes that Ed has said there is no action needed.

Pest control report by Christopher Gardner... there are no questions about it from residents at meeting.

Vinyl siding report by Christopher Gardner... reads out loud while residents listen.

Presentation on recycling by Linda Gardner, of Unit 33

“have ways for residents to recycle... I want to take it on... one of the reasons I took this on was to give residents more options for recycling. Working with different companies and individuals including “free-cycling”. I will be looking into getting delivery of phone books to stop for anyone who wants that. Christy Thomas says there is a website to get the phone book delivery stopped.

Christy Thomas will be sending out an email to everyone.

All members of the Board discussed taking action on Linda’s proposals at next meeting.

Linda says we still have a few problems with recycled materials... we could do better job.

Linda wants to make some better signs around the recycling area. Linda would like to get a plastic holder to put the board meeting announcements at each building.

8.00 The meeting is Adjourned