

Minutes

Ridgeview COA Board Meeting

Tuesday, April 7, 2015

Board members attending: Ed Grosswiler, James Sturm, Ashwini Prasad, Franki Satisfsky

Owners attending: Philip Beilke, Philip Ochs, Sharon Shannon, Fred Pegalow, Dorthy Carroll

- 1. Approval of December Annual and Board minutes.** Approved unanimously
- 2. Ratification of motions approved electronically since Dec. 9 Board meeting.**
All approved unanimously.
 - a. Dec. 10-11: Brian Aveney moved and Franki Satisfsky seconded that dues be increased by 15% and rounded to the nearest dollar, effective January 1, 2015. By electronic vote, the Board unanimously approved the motion.
 - b. Dec. 11: Ed Grosswiler moved and Franki Satisfsky seconded the re-election of Ed Grosswiler as Chair and Franki Satisfsky as Treasurer. Ed Grosswiler moved and Franki Satisfsky seconded the election of James Sturm as Vice Chair and Brian Aveney as Secretary. By electronic vote, the Board unanimously approved the motion.
 - c. Jan. 12: Franki Satisfsky moved and Brian Aveney seconded approval of the 2015 Budget. By electronic vote, the Board unanimously approved the motion.
 - d. Feb. 3-5: Ed Grosswiler moved and Franki Satisfsky seconded the election of James Sturm as Secretary. The Board unanimously approved the motion.
 - e. Feb. 3-5: Ed Grosswiler moved and Franki Satisfsky seconded the appointment of Ashwini Prasad to the Ridgeview Board. The Board unanimously approved the motion.
- 3. Resolution for Revenue Ruling 70-604 election – Excess income applied to the following year's assessment.** Approved unanimously.
 - a. Resolution required by the IRS each year to assure excess membership income is not taxed, but applied to the following year.
- 4. Board Chair's report**
 - a. Finances - 2014**

b. Budget for 2015

5. Discussion of reviewing management of Ridgeview COA.

- a. Ashwini Prasad raised the issue of considering moving Ridgeview back to professional management. Owners Philip Beilke and Philip Ochs, both with experience in other condo owners' associations, offered their views.
 - i. Board member Ashwini Prasad said she was interested in implementing some project management principles at Ridgeview and suggested that a first step would be a review of how the work is now managed by the Board Chair and Ann Kayser, the part-time project manager.
 - ii. Beilke and Ochs offered the view that there are average managers and bad managers, but not great ones
 - iii. Chair Ed Grosswiler reviewed the Ridgeview COA experiences – mostly negative – with professional management. His report is second-hand because he was not involved on the Board when professional management was in place.
- b. After extensive discussion, Ashwini Prasad and Philip Beilke agreed, at the Chair's request, to conduct some initial research to provide a basis for deciding whether to retain the existing structure or exploring retaining professional management.

6. Chair Grosswiler noted that a search would be conducted for a fifth Board member to replace the late Brian Aveney.

7. Status of Siding Litigation

- a. Determined that US siding had coverage in 2006 when siding was installed, but in 2007 when the lawsuit was raised they did not have coverage. Does not seem that this matters as they had coverage when siding was installed. As a pre-emptive defense the Insurance company is saying that they could take this back into litigation because they were not notified at the time of the lawsuit. Moving forward we are going to formulate a settlement demand letter. Our lawyer stated that if we made a demand for the full amount of replacing the siding it would be rejected so we need to come up with a reasonable number that we think the insurance company will pay or risk having to go back through litigation. General consensus from owners at the meeting is that we get what money we can before lawyer fees start to stack up.

Question as to whether we have repaired any of the issues. Currently we have repaired specific areas where damage has occurred because of the faulty siding.

8. Discussion of water damage to units x, x, and Rec Room

- a.** Ridgeview policy is covering damages with a \$5000 deductible to be paid by unit x insurance policy. Long discussion about why Ridgeview insurance is picking up any of the repair cost as the fault was in the top unit and Ridgeview policy does not cover walls in. Question about if this will open Ridgeview to liability for any water damage due to negligence of unit owners. It seems like this is not the case and the only reason the Ridgeview policy was involved because damage was done to a common unit (the Rec Room). This still does not explain why the insurance companies came to the resolution that the Ridgeview policy would cover all damages.
 - i.** Action Item: Post location of water shut off or ensure people onsite know where the water shutoff is.

9. Interest in community work party

- a.** Board willing to fund needed materials if someone takes an initiative to organize it. (Examples were general cleanup of the grounds)

10. Adjournment

- a.** Ed motion for adjournment, Franki seconded. All members in favor.