

Ridgeview Homeowners Association  
Board Meeting Minutes  
May 21, 2013 (7:00-pm Recreation Room)

**Board Members:**

Present: Ed Grosswiler Brian Aveney Bob Thompson Franki Satsky James Sturm

**Owners / Others Present:** Jennifer Sturm, Shirley, Jim (48)

**Proceedings:**

Meeting called to order at 7:06 p.m. by Chair Ed Grosswiler

February Board meeting minutes approval:

- Motion: Brian Aveney
- Second: Franki Satsky
- Vote: All in Favor 5-0

**Board Chair's report:**

- Review of 1<sup>st</sup> Quarter Financials
  - Net of \$4,000 in first quarter of 2013
  - Roof on building B has been completed
  - July 1 sewer and water costs will rise \$3,500 for the remainder of the year
  - Projecting \$23,000 in reserves by the end of 2013
- Pool re-opening costs
  - Bids
    - \$4,000 est to replace decking
    - \$1,000 est to replace gate
    - \$10,000 est to resurface
    - Replacing cement lip around pool will be additional cost above resurfacing
    - Phone line
  - Vote to reopen pool contingent on cost remaining below \$30,000
    - Motion: Franki Satsky
    - Second: Brian Aveney
    - Vote: All in Favor 5-0
- Litigation of previous siding installation
  - Formal filing made in 2011
  - Demand letter sent in 2012
  - Current litigation \$200,000 to repair
- Vote to move forward with litigation
  - Motion: Brian Aveney
  - Second: Franki Satsky
  - Vote: All in Favor 5-0
- Outdoor electrical work
  - Eric has identified problems, mostly bulbs.
  - Light on front driveway not on timer
  - Timer for all lighting has been adjusted to sunset

**Action Items:**

- **Action item:** Jim (48) would like letter from board to replace front window (Home Depot)
- **Action item:** Shirley would like cracks in cement filled near C (possible safety issue)
- **Action item:** Franki would like an inquiry into Eagle Crest pool renovations (what they did)
- **Action item:** Shirley says barkdust could be a hazard, mulch would be better solution
- **Action item:** Re-striping lines and parking numbers
- **Action item:** Shirley, "make sure Ann and Eric are independent contractors"
- **Action item:** Possible reserve study in future (est \$5,000 cost to do the study)

Next meeting third Tuesday in August 2013

Meeting adjourned at 8:03 p.m.

Minutes submitted by Secretary, Bob Thompson