

**Board Meeting Minutes
Ridgeview HOA
June 14, 2012**

Board Members:

Present: Ed Grosswiler, Bob Thompson, Franki Satisky, Brian Aveney

Others Present: Dorothy Carroll, Mollie and Murry Weglinski, Loren Masters, Shirley Bass

Proceedings:

Meeting called to order at 7:00 p.m. by Chair Ed Grosswiler

April 16 board meeting minutes were amended and approved. Unanimous

Announcement of Chris Gardner's resignation

Call for owners to submit nominations / suggestions for replacement

Board approval of minor modifications in Resident Rules. Motion Ed, second Brian. Approved unanimously.

Resolution putting Ridgeview in compliance with IRS ruling and regulations: "Resolved that any excess of membership income over membership expenses for the year ended Dec. 31, 2012, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604." Motion Franki, second Bob. Approved unanimously

Renters will receive a front-and-back-page rules packet. Decided on this format to show only rules applicable to renters.

Board Chair's report

Collection of delinquent dues picking up, sales of units in foreclosure picking up, Ridgeview settling, in some cases, for less than the amount owed. New owners taking over HOA dues. We are continuing to pursue delinquent dues.

Loren Masters, prospective new owner in #53, introduced herself. (She withdrew her offer after the meeting.

Treatment program to eradicate rats is underway and working

Brian Aveney has produced a concise and readable version of the house rules divided into the owners and residents rules.

Deck and storage door repairs will resume with the good weather. This year's inspections are being scheduled.

Open discussion...

Action items: look into 47 Eagle Crest Dr. light fixture; look into cost of pool cleanup and cover cost; look for new board member to replace Chris Gardner

Reminder: Ridgeview is a non-smoking property and quiet hours are 10-pm to 6-am, Laundry is will be closed from 10-pm to 7-am.

Meeting adjourned 8 p.m.