

Ridgeview Homeowners Association
Board Meeting Minutes
August 20, 2013 (7:00-pm Recreation Room)

Board Members:

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

Owners / Others Present: Shirley Bass, Sharon Shannon, Fred Pegelow, Christi Thomas, Christopher Gardner
Gordon Howard, Mollie and Murray Weglinski,

Proceedings:

Meeting called to order at 7:04 p.m. by Chair Ed Grosswiler

May Board meeting minutes approval:

- Motion: Bob
- Second: Ed
- Vote: All in Favor 5-0

Board Chair's report:

- Review of 6-month Financials
 - Within \$1,500 of balancing first 6 months
 - Pool expenses have come in at \$10,000 under budget
 - Slight increase in dues delinquencies. All but one delinquent owner are on payment plans
- Ridgeview Improvements
 - Roof on building C completed
 - Pool officially opened
 - Painting of parking place numbers complete (includes stop sign markers)
 - Concrete cracks repaired
 - Painting in stairwells complete
 - Pruning / trimming trees and bushes complete (Began August 20)
 - Outdoor lighting repairs in progress
- Litigation of previous siding installation
 - Awarded \$206,399 plus legal fees against USSW by court
 - Company has discontinued operations
 - Exploring how to collect judgment
- Discussion of fencing around bungalows
 - How will the fences (or fence) be maintained
 - How to deal with the issue long-term as new owners occupy property
 - Next time there is a buyer, question the ownership of the fenced area
 - If a neighbor complains about the fencing, does the board need to take it down

Action Items:

- **Action item:** Find out what time WetCat arrives every day
- **Action item:** Pool rules review
- **Action item:** Ed to check rules of anyone swimming alone
- **Action item:** Ask Bob Newman (EC) to maintain smoking area
- **Action item:** Sharon asked to have risers painted yellow for safety
- **Action item:** Garden mulch first choice over bark dust (fire hazard)
- **Action item:** Outdoor lighting fixes waiting on softer soil
- **Action item:** What is Home Street Bank liability over siding project
- **Action item:** Best way to maintain deck
- **Action item:** Question of ownership of bungalow fencing
- **Action item:** Continued discussion of smoking area near EC on RV property
- **Action item:** Talk with EC about shared smoking area
- **Action item:** Ann Keyser and Eric Brower do qualify as independent contractors
- **Action item:** Review cost of securing a reserve study to look at future capital projects

Next meeting Tuesday, December 3rd Annual Meeting

Meeting adjourned at 8:20 p.m.

Minutes submitted by Secretary, Bob Thompson