

Board Meeting Minutes
Ridgeview HOA
(Board Meeting Minutes: August, 2012)
(7:00-pm Rec Room)

Board Members:

Present: Ed Grosswiler, Franki Satsky, Brian Aveney

Absent: Bob Thompson

Owners Present: Dorothy Carroll, Mollie and Murray Weglinski, Shirley Bass, James and Jennifer Sturm, Linda and Chris Gardner

Proceedings:

- *Meeting called to order at 7:03 p.m. by Chair Ed Grosswiler*
- *Meeting minutes from June 14, 2012 were amended and approved.*

Latest version of owner's rules... delay in approval. Call to your attention, #3 under owners and tenants, prohibition of sub-letting unit. Owners to do background check on tenants. There is a provision in the declaration that requires a lease agreement, prohibits rentals of less than a month and requires that units only be rented to a single family. Still working on what "family" means. Things have changed since 1979. Working on a provision requiring all adults to sign one lease. The new rule also requires non-resident owners to do a background check and acknowledge in writing to the HOA that the check has been made and a lease is in place.

2nd quarter financials given to owners. We have net income of \$10,600. We've made two major delinquent dues collections from foreclosures. We are now in just one situation in serious delinquency of \$5,000 and a total of \$18,000 in delinquent dues. (However, we have written off over the past two years, two delinquencies in which we could not locate the former owners to collect. Owners with \$11,000 of the delinquent dues are paying on payment plans. We are catching up.

Incident two weeks ago, screaming in the parking lot. Linda and others tried to calm things down. We took quick action, including following up with LO police to make a non-emergency report on the person screaming. The main point was to alert police that we had this problem. The police said call 9-1-1 any time you have a serious problem and the police can mediate if necessary. Police took notes. Ed followed up with the person screaming and the owner. The same tenant had a friend smoking on the deck. Screaming in the parking lot and the owner would be fined if it continued. The tenant said he understood it was not acceptable and it would not continue. Bottom line... police said if there are

concerns about an occurring incident... call 9-1-1. There have been several reports by residents that the same man has been heard yelling with profane language.

Judith Crowley needs to be notified of one of her tenants about noise. The Weglinskis said they have had problems with the noise coming from a tenant of Judy Crowley. (The tenant has been given an eviction date of Oct. 30 – Ed's note 10/1/2012)

Board Chair's report

We have two current issues. 1- The vinyl siding is installed improperly below decks. We are exploring the liability with US Window and Siding. The product has failed and it's their responsibility to fix it. We will see where that goes. 2- The other issue is outdoor electrical. We asked another electric company for a bid to address the light at the foot of the driveway. We've addressed that, but the light burns out because it's on all the time. The report was that the wiring and other outdoor wiring for lights was improperly installed and was not to code. It was installed with aluminum wiring. Red's Electric was the installer. We are continuing to seek professional advice on how to best resolve these issues.

Open discussion...

Action item: Check into tree trimming needs and contact professional

Action item: Problem with gas like fumes near visitor parking resolving itself

Action item: light fixture at the entrance has been fixed

Action item: Pool top has been cleaned and vendor fired (Wet Cat)

Action item: Looking for new board member

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

- Meeting adjourned at 7:56 p.m.
- Minutes submitted by Secretary, Bob Thompson.