

Minutes
Ridgeview COA Board Meeting
Tuesday, Sept 15, 2015

Board members attending: Ed Grosswiler, James Sturm, Ashwini Prasad, Franki Satisfy **Owners attending:** Phil Ochs, Shirley Bass, Marjorie Scott, Josie Sells, Enrique Morayta, Murray and Mollie Weglinski

1. Approval of July Board Minutes. Unanimously approved

- a. Add project management table to minutes

2. Financial Statement

- a. Siding litigation check deposited
- b. Selling of Units that had delinquent dues

3. Reminder about upcoming Annual Meeting

- a. Upcoming board member votes.
- b. Reminder of board member vacancy
- c. Proxy info, and reminder about 50% quorum requirement for annual meeting

4. Financial Status of Board with regard to home loans

- a. We now have enough in reserve to qualify for most loans
- b. Approved for VA loans
- c. Ed looking into getting reinstated for FHA Loans

5. Insurance Requirements

- a. COA asks that all owners have a walls-in insurance policy, however, the COA can not require that owners have insurance or ask for verification of insurance.
- b. Side note that if the unit has a mortgage the mortgage company will require proof of insurance

6. Report on follow up with Property Management company

- a. At recommendation we reached out to Michelle but did not get a response back
- b. Continue to research this subject to see what property management options are out there.

7. Discussion about Handyman – Patrick

- a. He is not licensed as a contractor so the COA would assume liability for any issues with projects that he takes on for the COA

8. Follow up on Deck repairs

- a. Patrick has completed the task of preventing further damage and following up with Anne if there are any other issues.

9. Follow up with Ann and Patrick

- a. Get an idea of what projects are currently on the table and see how much time Patrick has available

10. Drains at the bottom of the stairwells are plugged

- a. Action item to clear out the plugged drains and make sure other drains are clear.

11. Discussion of recent water damage in building A (3,7,11).

- a. Responsibility of condo owner. Condo owner insurance covered damages and Ridgeview COA was not involved.

Action Items Status

	Action Item	Owner	Completion Date	Notes
1.	Define roles and responsibilities for all Board members.	Board	11/2015	
2.	Drain issue by Building B.	Ed	11/2015	Ed will contact Ann.
3.	Help for Patrick.	Ed	11/2015	Ed will contact Ann.
4.	Laundry room floors delaminating.	ED	11/2015	Ed will contact Ann.
5.	Insurance renewal for policy review.	All Board members	12/2015	
6.	Patrick licensed and bonded.	Franki and Ed	12/2015	The Board is investigating making Patrick an employee.
7.	Fifth Board member.	Ed	12/2015	

