

Minutes

Ridgeview COA Board Meeting

Tuesday, June 07, 2016

Board members attending: Ed Grosswiler, James Sturm, Ashwini Prasad, Franki Satisfsky, David Parks

Owners attending:

1. Ratify Electronic Vote to pay off siding early

- a. Unanimously approved

2. Update on Accountant

- a. All information and responsibilities have been transferred over and the accountant is getting caught up on reports.

3. Electronic Vote Reserve Study

- a. Vote to retain Capital Reserve Consultants. Three-year contract where the study is updated each year.
- b. Unanimously Approved.

4. Finance Update

- a. With siding paid off, \$60,000 a year will go into reserves for future expenses TBD by the reserve study.
- b. Will be able to collect around \$20,000 in delinquent dues with the sale of 2 units, with only one remaining seriously delinquent unit.

5. Reserve Study

- a. Should be available within 3-6 weeks

6. Discussion of maintenance work being done

- a. Deck cleaning almost complete
- b. One deck needing repairs
- c. Pool has been opened

7. Landscaping Update

- a. Five contractors were asked to submit bids. Three companies submitting bids were A&J Landscaping, Teufel Landscaping, Showplace Landscaping and each company submitted full maintenance programs, schedules and company insurance and licensing information. The packages were submitted to the board for review prior to the meeting.
- b. David shared experience in interviewing and doing walkthroughs with perspective landscapers.

8. Vote on Acquiring New Landscaping Contract

- a. Vote to acquire Teufel Landscape
- b. Unanimously Approved

9. Discussion of Vendor issues with Pool Maintenance

- a. After not being able to get ahold of them to discuss outstanding balance, Wet Kat finally called back and waived invoice and we are starting over with \$0 balance.
- b. Maintenance of the deck is not a part of their services.
- c. Pool is unique in that it requires two checks a week to make sure chemicals are balanced. Wet Kat cheapest vendor to provide this services
- d. Sign for pool rules

10. Discussion of Laundry Room

- a. Clean up and machine maintenance.
 - i. Clean-up has been assigned to Patrick and will be completed regularly.