

Ridgeview Board Meeting Minutes
Tuesday, September 6, 2016
Recreation Room, 7 p.m.

Attendees: Mary Muoth and Michal O'Phelen (#23), Ron Morgali (#15), David Parks (#20), Frankie Satsky (#28), Ed Grosswiler (#25) Ashwini Prasad (#12), Lauren Morayata (#31) and Sarah Vandehey (#41)

Adjournment at 8:07 pm.

1. Approval of June 7 Board minutes. – Approved.
2. Ratification of electronic votes report out
 - a. Ridgeview accepted the settlement of \$7,000 on delinquent dues, late fees, interest and legal fees owed by unit 7, on condition that sale of property closes. Approved 3-0 with one abstention and one not voting.
 - b. No other owners are seriously delinquent, and owners who are delinquent are on payment plans.
3. Financial Status
 - a. Half-year financials show we are within the 2016 budget.
 - b. Reserve study is completed. A copy of the reserve study will be circulated by Ed.
4. Ongoing activities
 - a. A new landscaping company, Teufel, began work in July. The landscaping committee met with them and reviewed the sprinkler system which needs to be replaced. Trees and bushes need to be trimmed around unit 31. Teufel can trim trees and bushes within arm's reach. Any other maintenance needs bids.
5. Other items for discussion
 - a. We have a vacancy for which we are seeking interested Owners. An email will be sent out to owners to ask for resumes.
 - b. We will be circulating materials for the Dec. 6 Annual Meeting of Owners in late October. These will include such matters as nominations to the Board and other matters Owners seek to bring before the Board. (Review procedures for such matters at www.ridgeviewboard.com under "Documents" and click on CC&Rs.)
 - c. Succession planning for the Board and management of the Ridgeview COA. The Board will look into alternative condo management companies.

Action Items:

What	Who
Emergency only phone	David
Signage on pool and WetKat service quality	Ann and Ed
Replace electronic light box	David to send Ed information
Send out reserve study	Ed