

Ridgeview Condominium
Board of Directors Meeting
November 2, 2021
Online Meeting

6:17 David calls meeting to order

6:19 Approval of Minutes from last meeting (August 8th)

Going over Financials

- Darcie went through balance sheet

6:24

Vote to put 120k of Serial Assessment Fund towards the loan David calls for vote

Motion Passes

Old Business

- Landscaping
- Small fencing project for privacy for units 1+2
 - Talked about looking into this now vs waiting until the spring for lumber prices to drop a bit
 - Will put this on the agenda for February
- Maintenance
 - Curbing Project
 - Patched edges but have not laid new curbing yet
 - Concerns with Building B with drainage/flooding
 - Contractors are waiting on a weather break
 - Asphalt Project - Completed
 - Time to clean out Catch Basins
 - Gutter Cleaning - scheduled for November 17-18th
 - Fireplaces - every other year
 - scheduled for next year

New Business

- Reserve Study 2022
 - Required to be updated every year
- Budget 2022
 - Management Fee increasing
 - Insurance Increasing
 - Question on Laundry Income
 - Might be over-equipped with Laundry Machines
 - Not meant to be a revenue generator
 - Will leave current number of sets in and readdress next year

- 5% increase in the budget across the board including monthly dues
- 7:08 Vote on the increase passes with 3 votes
- Maintenance
 - Community Garden
 - Tree trimming proposal to get more sunshine in
 - Trees on our property and we would pay for it
 - Will look at getting our own estimate
 - Would like more of a commitment in splitting the bill to trim trees

7:22 Open Forum

- Unit 48 - Questions on Reserve Study
 - How long is it for - 30 years
 - Re-evaluated Every Year
 - Accounts in Collection - How many are there
 - One account in collection
 - Grilling on Patio
 - Propane Gas allowed
 - Charcoal not allowed
- Owner - Jon Galbreath
 - Over Budget - Should we expect a special assessment?
 - No, had some extra expenses
 - Will be no special assessment as a result of things this past year

7:33 Meeting Adjourned