

Ridgeview Condominium Board of Directors Meeting Minutes



Date: **August 11th, 2020**

Time: **6:03 pm**

Location: **Online Meeting**

Attendees: **Darcie Seal (Bluestone & Hockley), Frankie Satisfsky #28, Ashwini Prasad #12, Anne Lyall #53, David Parks #20, Jeff Liebo #35, Barbara Hunter #62 & Carole Breck #46.**

Agenda

1. Call meeting to Order - Quorum – David, Ash, Anne & Franki – Dan Absent
2. Approval of previous meeting Minutes: 06-10-2020: Notes approved
3. Financials: There are accounts with delinquency in dues. A majority of the delinquency is from one account which will be a credit in August. The lighting bill was 1/10 of what it was in previous months, and the water bill for July was very high. These line items will be watched in the next couple of months.
4. Construction Update:
 - a. Paint touch up is left. #63 has leftover work due because the owner did not want Charter to enter the unit due to COVID issues.
 - b. Charter's final invoice is pending release by J2.
 - c. 2021 Reserve study delivery is pending.
5. Architecture Application: Unit 36 fireplace was taken out by the owner without HOA approval. The owner submitted an ARC application after the removal to replace the wood fireplace with an electric fireplace. The Board did not approve the fireplace change. The HOA will replace the fireplace with a new fireplace because the fireplace was damaged when it was removed and bill back the owner for the fireplace and installation.

Motion: The association will hire a contractor to restore the fireplace to original function as well as oversee and pay for reconstruction, and the Association will bill the owner. 4-0 approval
6. Old Business
 - a. ARC Resolution: 4-0 approval to approve the Architecture Resolution for the Association.
 - b. Pool Opening: Delayed. Pool will be maintained and ready for the winter and next summer.
7. New Business
 - a. Pool Lighting Proposal: Delayed until 2021 because the pool will not reopen in 2020.

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- b. Update Rules and Fines: Board approved for the HOA attorney to draft new rules and fines for the HOA. Review will occur in November.
 - c. Landscaping Enhancements: Board approve Brightview quote for stump grinding. Darcie will get bids for landscaping enhancements.
8. Open Forum
- Carole asked if the rules will be reviewed for accuracy and modern rules. Darcie said that the Association's lawyer will review the rules and fines to ensure they are accurate and modern.
- Carole noted that the doorbell light is not working on her building. David noted that there are about 13 units where electricity is not connected to the doorbell to light up. Darcie is aware of the issue and working with owners to manage the issue.
- Barbara asked about the planter box with painting issues. Darcie has the patching issues on her to do list.
- Ash will not run for the Board when her term is up in December 2020.
9. Adjournment: 7:25 pm.