

Ridgeview Condominium BOARD OF DIRECTORS MEETING Minutes
June 26, 2018

Meeting Attendees:

Units: 45, 46, 41, 53, 31, 12, 52

1. Meeting Called to Order 7PM.
Pamela Hill from Bluestone & Hockley (B&H) welcomed.
2. Meeting Minutes from June 5, 2018 approved.
3. Financial Reporting: Operating Balance \$46,451. Reserve Balance: \$171,638 at May 2018 month end. B&H regularly sends out budget information in an effort to keep owners financially informed. The latest report the net income is over budget and operating expenses are under budget. The Board noted that shoring came out of reserve funds.
4. Shared Driveway Report: This topic is in reference to the driveway lights shared with Eaglecrest. David Parks attended their board meeting to explain their lights are wired into our circuits. Ridgeview will pay for the disconnect, Eaglecrest will assume the costs of lights on the left, and our Ridgeview will maintain lights on the right. David Parks asked Darcie at B&H to arrange for an electrician.
5. Building Consultant Proposals: B&H is working to develop an apples to apples comparison for the bid repairs. The Board discussed proposals for consultants to manage the repair project. The Board discussed proposals to hire a consultant to oversee the repairs. Board member Dan Troxel's professional opinion is to go with the J2 proposal because they know the project best and are a fair price. Dan noted that J2's consulting background is beneficial to the repair project due to their institutional knowledge. Two of four proposals removed as they were not competitive. B&H suggested next step is to select one of the two contenders.

There were concerns about voting due to low owner attendance at the Board meeting. There was a suggestion for J2 do presentations to inform owners about their proposal and wait for the vote. The Board and the owners decided to vote for a consultant to start the bid process. Ash P., suggested owner involvement in the choosing of the two companies; however it was discussed that the consultant decision was a Board decision and not an owner decision. A motion to hire J2 was stated and approved (Frankie, Dan and David had yay votes and Ash P., and Marjorie opposed). Ash P., will work with Darcie to communicate upcoming repairs to owners. The project remains in design phase.

Pam from B&H discussed a Net Vendor, which shows licensing and insurance of each vendor and reflects reputation. B&H relies on this data base for vetting and research. Buyout of entire property briefly discussed but discarded due to unreasonable terms.

There is an open discussion regarding keeping windows is up for discussion. More discussion is required on this topic.

6. Galvanized Pipes: Insurance costs to insure a property with galvanized pipes is higher than the current premium. An inspection will be performed in available units to determine if the extent of potential galvanized pipes in the Association buildings.
7. Insurance resolution clarifies insurance requirements. Lists deductible notice, owner responsibility. If approved the resolution is immediately enforceable and narrows the language of our current CC&R and better outlines culpability in case of flooding. This resolution puts more responsibility to owners and less to the HOA. Approved unanimously by the Board.
8. Open Quorum
Owner Sarah spoke about different construction contracts, vendor selection and exceptions, contractor selection, contingencies, know your products, warranties and objective standards.

David Parks suggested board meeting dates be moved to Feb, May, August, November and keeping the annual meeting in December so that the annual meeting is a separate meeting. Approved unanimously by the Board.

Percentage of rental is approximately 50% but has high owner family use that is included. Currently there aren't any rental caps. A cap requires 75% owner approval to change. There was an owner's discussion about repair project guidelines: design, contract bids, budgeting, bank process.

The next Board meeting is Tuesday, August 7, 2018. 7PM

9. Adjournment 9:30pm.