

Ridgeview Condominium BOARD OF DIRECTORS MEETING Minutes November 6, 2018

Meeting Attendees:

Units: 29, 35, 36, 46, 47 and 56. Board member - Ash Prasad was absent.

Meeting Called to Order 7pm.

New Board Member Anne Lyall welcomed.

Meeting Minutes from June 26, 2018 and October 2, 2018 approved.

- 1. Financial Reporting:** Went over Financial Report, Balance sheet and Budget Comparison year ending September 30, 2018. No areas of concern.
- 2. Maintenance and Repair:** Chimney Inspections are scheduled for November 19, 2018. Pool - 911 phone now installed at the shed, the gate has been changed to open the other way to provide easier access, this left a gap that would allow a hand to fit through and open the gate from the inside, this gap will be closed with wire mesh to secure pool area. The work scheduled to replace the photo light sensor was discussed, David strongly recommended going with a digital timer (at a cost of approx. \$300) rather than a photo sensor (at a cost of approx. \$60) as the digital timer would last approximately 10 years or more, as to the 1 to 2 years for the photo sensor, the installation cost would be the same, it was decided by The Board to go ahead and purchase and install the digital timer. The catch basins are scheduled to be cleaned in November. Gutter cleaning is scheduled for November 20th.
- 3. Deck and Siding Project:** Currently the project is out for bid, the bids must be received by November 16th. J2 will then review the bids to ensure they are “apples for apples”.
- 4. 2018 Annual Meeting:** Scheduled for December 4th at 7pm in The Rec Room. To be followed by the Board Meeting at 7:15pm.
- 5. 2019 Draft Budget:** The Board discussed and amended the 2019 draft Budget to increase Legal Budget to \$2000.00, to reduce Maintenance Budget to \$24,234.00, to reduce Landscape / Trees Budget to \$6500.00, to increase Water/Sewer Budget to \$80,000.00. The amended Budget was unanimously approved by The Board.

The next Board Meeting is Tuesday, December 4th, 2018 7:15pm

Adjournment 8:18 pm.