

Ridgeview Condominium Board of Director's Meeting

Tuesday, December 4, 2018

Call to order at 7:20 pm

Ridgeview Recreation Room

Meeting Attendees:

Board members: David Park, Dan Troxel, Franki Satsky, Anne Lyall & Ash Prasad

Units: 11, 18, 29, 32, 40, 41, 42, 45, 46, 47, 49, 56 and 58.

Bluestone & Hockley - Darcie Seal, Vial Fotheringham – Jason Grosz, HOA Lawyer and
J2 Building Consultants

- 1) Call meeting to order – 7:20pm.
- 2) Quorum established.
- 3) Recap on siding and deck issues – David Parks reviewed history of what led to J2 inspection.
- 4) J2 Building Consultants – Presentation for Siding and Deck bids. J2 representatives presented four bids from four contractors and a timeline of next steps.
- 5) Next steps for project – Ridgeview's lawyer Jason Grosz reviewed that the Board is responsible for like for like repair decisions – no capital improvements - according to the CCRs (Ridgeview Condominium's governing body documents). Capital improvements require a 50% Owner's approval which requires a vote and adds to the project timeline. Next step is for the Board to interview contractors which will be held in December 2018.
- 6) Open forum – Owners asked about the distinction between capital and non-capital projects. Jason Grosz iterated the capital and non-capital difference.
- 7) Adjournment – 8:30 pm.