

## **Ridgeview Condominium Board of Director's Meeting**

**Tuesday February 1st, 2022**

**Call to order at 6:03 pm**

**Online Meeting**

**Attendees:** Board Members: David Parks, Bryan Wyman, Dan Troxel, Anne Lyall, Ricky Toro  
Darcie Seal – Bluestone and Hockley

Units: 35, 36, 45, 46, 54, 60

1) Call meeting to order – 6:03 pm.

2) Approval of previous meeting minutes – 11/02/2021.

3) Darcie went over the current financials. Over budget for the year, the operating budget is less due to extra cost for landscaping.

4) Old Business:

- a. Landscaping – Brightview Landscaping increase of 8%, approved by Board.
- b. Maintenance – curb painting still to be completed, weather permitting.
- c. Small fence barrier behind units 1 & 2 discussed, no decision made.

5) New Business:

- a. HB 2534 – HOA governing documents to be reviewed for any discriminating language later this spring.
- b. Maintenance:
  - i. Unit 48 Attic – mildew in attic, Tim J2, Charter, Brad w/Pono Building Consulting and Ryan J2 have reviewed, and a report is in process. Advised to have adjoining attics inspected.
  - ii. Pool maintenance – the current pool contractor has quit – Darcie will investigate option in draining the pool versus keeping it filled with water. There was discussion if the pool could open for the summer due to not having volunteers to test chemicals and keep the water levels up. It is cost prohibited to hire someone to be onsite each day for testing and maintenance.
  - iii. Mail boxes – locks have been broken on several mail boxes, David meeting with owner of Unit 54 to see if it can be fixed in interim, Darcie getting quote for new mail boxes for all units.

6) Open Forum: Owner from Unit 48 mentioned concrete pitting, may need to be replaced, to be reviewed by David and Darcie.

7) Adjournment 7:14 pm