

Ridgecrest Homeowners Association

Brent Harker – President, Dawn Pheysey – Vice President, Doug Thompson – Secretary/Treasurer
Keena Butler – Trustee, Rod Ybarra – Trustee

Minutes of the Annual Homeowners' Meeting November 2, 2024 FINAL

Attending: (16 units) Shari and Jay Taylor, LaDell Gillman, Barbara Brown, Don Reed, Fern Caka, Keena Butler, Deana Church, Burt Knudson, Doug Thompson, Brent Harker, Janice Thomas, Bart Tingey, Melissa Blackburn, Rod and Chris Ybarra (via video call), Dawn Pheysey, Ben Olsen,

Represented by Proxy: (7 units) April Berlin assigned Dawn, Konstantin Kovalenko assigned Brent for his 2 units; Angela Kroff assigned Keena, Cindy Leavitt assigned Brent for her unit and (acting as power of attorney for Marion Maxwell) Marion's unit, Norma Mansfield assigned LaDell.

Not Represented: (1 unit) Cooper and Lacy Barnson.

Quorum: 23 units were represented by attendees or proxies. A quorum was achieved (18 required).

The meeting commenced at approximately 10:10 am.

1. Opening Remarks

Brent welcomed everyone to the meeting. He noted that the sealcoating and crack sealing of the street is scheduled for next year in the budget but the necessity for it will be evaluated in the spring.

2. Report on the Financial Statements

Doug referred to the financial information distributed with the notice of the meeting.

He summarized the results for 2023:

Total income was approximately \$44,600 including \$40,300 of assessments, \$2,300 of interest and \$2,000 of reimbursement from our insurance carrier for the damage caused by the August windstorm.

Total expenses were \$39,500 including those paid from the reserve fund.

The total reserve at the end of the year was \$76,900 including \$57,600 in the Statutory Reserve Fund and \$19,300 in the Operating Fund. The Statutory Reserve Fund is money set aside for future expenses while the Operating Fund reserve is used for controlling cashflow.

Last year's estimate for the level of monthly assessments, starting in 2024, to adequately fund all future expenses over the next 30 years was \$150. There was considerable concern over the reliability of the information provided by Complex Solutions in estimating the contribution to the Statutory Fund. Owners voted to leave the assessment at \$140 for 2024.

The corresponding estimate this year for the assessment level in 2025 is \$156.50.

This year, Doug effectively discarded the input from Complex Solutions and overhauled the methodology,

For example: (a) we obtained an estimate from Bonneville Asphalt for the cost to completely repave the street in 2037, (b) Rex Butler assisted in estimating the cost of repairing/replacing the street lamps, (c) Brent obtained an estimate from Northwest Fencing for replacing the chain-link fencing. It was noted that the wooden fencing bordering certain areas of the property was installed by others before the Association was created and is not included in this analysis

In addition, we have been replacing trees more rapidly than previously anticipated, which is causing some increase in our current costs. It was noted that the "Fixed Fee" category of expense is what Green Point is paid for doing all the regular services such as mowing, trimming, fertilization, etc. Repairing the sprinkling system, planting trees, etc. are charged separately.

Appreciation was expressed for all the time that Doug, Brent, LaDell and Burt have done that has kept the assessment levels from being higher than they are.

3. Vote on Monthly Assessments in 2025

Melissa moved to increase the assessments to \$155/month. Ben seconded the motion. It was generally agreed to not use secret ballots. 16 votes in favor are required to pass the motion. It was determined by a show of hands that fewer than 16 Units are in favor. The motion was defeated.

Deana moved to increase the assessments to \$150/month. Ben seconded the motion. It was determined by a show of hands that 20 units are in favor. The motion passed.

4. Elect Trustees for Coming Year

The current Trustees are willing to continue serving for the coming year. There were no volunteers at this meeting willing to run for election. Therefore, no election is necessary and the current Trustees will constitute the Board for the coming year.

5. Amendment 7

Currently, having a non-family resident of a Unit violates our CC&Rs. Amendment 7 would permit a Unit to have one additional resident who is not a member of the extended family of the owner or the lessee. While the goal of the amendment is to permit a hired caregiver or an unrelated companion to live with an Owner, the Amendment does not place any restriction on the purpose of having the "plus 1" individual being in the Unit. Doug distributed a revised version of the proposed Amendment 7. Aside from a few typographical corrections, the revision would require the User of the Unit to be the Owner or, for a rental unit, the lessee. This would negate the possibility of a "plus 1" resident being considered to be the User and then designating another "plus 1" resident.

There were suggestions that we might want to be either more or less restrictive than the Amendment would require. Doug moved that the amendment be adopted. Deana seconded the motion.

It was determined by a show of hands that 23 Units are in favor of the amendment. Therefore, the motion passed (16 in favor being required).

6. Other Issues

There was considerable discussion about the need to re-shingle the roofs. Dawn noted that Insurance companies typically limit their coverage for damage associated with roofs that are older than 15 or 20 years or so, which applies to all of our homes. And, attention should be paid to the connections between adjacent units if only one unit is replacing the shingles.

Fern raised concerns about water flowing under her and perhaps other driveways and weakening the support of the sidewalks and driveways. Brent said that he will be having a contractor look into that. The possibility was raised of seeding the lawns with types of grasses that require less water than what we are using.

7. Adjournment:

The meeting was adjourned at approximately 11:25.