

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 15, 2025 FINAL

Attending: (16 units) Shari and Jay Taylor, LaDell Gillman, Barbara Brown, Don Reed, Fern Caka, Doug Thompson, Brent Harker, Janice and Dianne Thomas, Bart and Melanie Tingey, Melissa Blackburn, Rod and Chris Ybarra (via video call but assigning Brent for private ballot purposes), Dawn Pheysey, Ben Olsen, April Berlin, Lacy Barnson, Norma Mansfield

Represented by Proxy: (6 units) Konstantin Kovalenko assigned Brent two 2 units; Cindy Leavitt assigned Barbara for her unit and (acting as power of attorney for Marion Maxwell) Marion's unit, Deana Church assigned LaDell, Keena Butler assigned Dawn.

Not Represented: (2 units) Knudsons and Kroff.

Quorum: 22 units were represented by attendees or proxies. A quorum was achieved (18 required).

The meeting commenced at approximately 10:25 am.

1. Opening Remarks

Brent welcomed everyone to the meeting.

2. Report on the Financial Statements

Doug noted that the aging of the property continues to be a major issue. Brent identified some projects indicative of that: - fixing a fence on the north side of the property; replacing 3 "stop & drain valves"; replacement of plum trees; bush replacements. And we intend to rehire MJ Landscaping to perform our fertilization tasks instead of Green Point.

Each year Doug estimates the assessment level to fund expenses over the next 30 years (inflation adjusted). Last year, he estimated \$156.50 starting in 2025 and the owners voted for \$150. This year the estimate is \$159.80 starting in 2026. This amount reflects a change in methodology. Before, the projections required positive balances in the operating and reserve fund at the end of each year. This year, the calculations require a positive balance at the end of 30 years but allow negative balances along the way. The rationale for this reflects that the timing of the various projects is imprecise (fences, sidewalks, trees, ...) and can be deferred, if necessary, depending on the circumstances at the scheduled times.

Melanie expressed interest in knowing the level of assessment that would result from freezing the assessments for a few years. That could be helpful for owners' financial planning. Doug noted that he had never considered doing that.

3. Vote on Monthly Assessments in 2026

Melanie moved to increase the assessments to \$165/month. Fern seconded the motion. By private ballot, 7 were in favor, 9 were opposed, 4 did not show a preference and 2 ballots were not returned. 16 votes in favor are required to pass the motion. The motion failed.

Ben moved to increase the assessments to **\$160/month**. Melissa seconded the motion. By private ballot, 20 votes were in favor and 2 were opposed. The motion passed.

4. Elect Trustees for Coming Year

Doug announced that 2026 will be his last year serving on the Board as he will be moving to Vermont in 2027.

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 was necessary, and the current Trustees will constitute the Board for the coming year.

5. Parking Issues

Brent noted that the parking areas are getting busier. The Board is considering a ban on unregistered vehicles as one way to deal with available space as well as improve the general appearance of the property. Currently there are 3 such vehicles. The owners claim they intend to repair and re-register the vehicles at some point.

There was general agreement that the offending vehicles should be removed but the Association should give the owners reasonable time to deal with the issues. Melanie also noted that the vehicles from Unit 1 are often parked on the street, even overnight, where the street is very narrow, posing an inconvenience and a possible danger.

6. Unit Modifications

Doug reminded everyone that if you want to make a modification to your Unit or your Limited Common Area, you need to request approval from the Board before doing so. Failure to do so could result in fines. As an example, an outfit called VP Roofing may have recently contacted some Owners about spraying a material on the roofs rather than replacing the shingles. The Board has disapproved their work because the spraying produces unpredictable results in appearance.

7. Assessment Payments

Doug will be contacting Mountain America to investigate setting up a Ridgecrest account that will accept Zelle online transfers for owners who wish to make electronic bank to bank transfers to pay their Ridgecrest assessments.

8. Ridgecrest Website

Owners are reminded of the Ridgecrest website at ridgecrest.info. CC&Rs, Rules, Minutes and other information reside there.

9. Water Issues

Be sure to let Brent know If you see issues with watering inadequacies. Fern has experienced damage to her driveway over time and suggested that we have overwatered this past year. Ben said that he has had problems with downhill waterflow to their basement. Brent noted the very dry summer months that led to Green Point increasing the watering time on the clocks. They will have less discretion on the watering schedules in the future. Fern also recommended that everyone try to follow waterwise habits to reduce water usage in the very dry Utah climate.

10. Other Issues

It was noted that owners should pay attention to the buildup in their gutters that can clog the downspouts that can come from the leaves from the trees and from the grit on the roof shingles.

11. Adjournment:

The meeting was adjourned at approximately 11:25.