

Ridgecrest Homeowners Association

Brent Harker – President, Dawn Pheysey – Vice President, Doug Thompson – Secretary/Treasurer

Rod Ybarra, Keena Butler – Trustees

Minutes of the Trustees Meeting

January 18, 2024

FINAL

Attending: Brent Harker, Doug Thompson, Dawn Pheysey, Keena Butler and Rod Ybarra were in attendance. The meeting commenced at approximately 2:05 p.m.

1. Minutes of December 7 Board Meeting

Doug referred to the draft of the minutes distributed earlier. With a few noted clerical corrections, Rod moved that we approve the minutes and Brent seconded the motion. The minutes were approved by a vote of 5-0.

2. Green Point Contract for 2024

Brent presented Green Point's quote for services in 2024.

The fixed fee work is \$22,150, an increase of 7.3% over the fee for 2023.

Their quote for snow removal is \$880 per plow+push+snowmelt, an increase of 29% over 2023. GP indicated they significantly underbid the snow removal work for 2023, being unfamiliar with the scope of the time and cost needed to perform the work.

Rod questioned the costs for shoveling the driveways and sidewalks. It was noted that, even with the increases, we would expect significantly higher bids from other vendors, based on their bids received during last year's bidding process.

Doug said that we should have more detail in the description of fertilization and other functions, similar to that provided by MJ in the past.

Brent moved that we produce a contract with GP based on their proposed fees and the word changes we discussed. Doug seconded the motion. Rather reluctantly, the motion passed unanimously.

3. Tree Replacement

Brent presented Seven Trees' bid of \$2,750 to remove and grind the stumps of the 5 plum trees in front of the houses of Caka, Reed, Pheysey, Thomas and Church and have the tree in the back between the houses of Ybarra and Maxwell trimmed to remove branches touching the houses.

Doug estimated the total cost to be \$5,200, including the purchase of new maple trees, planting the trees and planting an arbor vita or flowering crab apple next to Caka's house.

Doug noted that, with the anticipated increase in costs in 2024 due to Green Point's increased fees, the above tree replacements and the shift of landscaping costs to the Operating Fund from the Statutory Reserve Fund in 2024, it is very possible that the cash in the Operating Fund will be

insufficient in the latter part of year to cover all Operating Fund expenses. And, because of the current high level of interest rates, selling off CD's would be undesirable as that would result in capital losses. There would be sufficient cash in the Statutory Reserve Fund to cover the expenses. However, we would need to request formal permission from a majority of the Owners to do so.

We might find it advisable to shift some of the landscaping costs back to the Statutory Reserve Fund in later years due to the expected greater life expectancy of the maple trees we are using to replace the existing plum trees.

Dawn moved that we hire Seven Trees to perform the work outlined in their bid for a fee of \$2,750. Keena seconded the motion. The motion was unanimously approved.

4. Single Family Restrictions

It generally agreed to table the discussion of single-family restriction for the time being.

5. Window Construction Advertising Sign

Keena asked for permission to allow a vendor to put up a sign for 2 months advertising her window replacements, providing her with a discount. Doug noted that such a sign would be a violation of the Association's rules and could generate conflicts with future enforcement. However, It was generally agreed that allowing such signs should be permitted on an ongoing basis. Brent proposed that we approve the sign as an exception with the understanding that the Board will draft an amendment to the current rule permitting temporary signs advertising a vendor's exterior work where the owner receives a substantive discount. Dawn seconded the motion. The vote was approved by a vote of 4 – 0, with Keena abstaining.

6. Next Meeting

We will meet at Dawn's house at 2 PM on Thursday, 02/08.

5. Adjournment

The meeting was adjourned at approximately 3:40 pm.