

# Ridgecrest Homeowners Association

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

Rod Ybarra, Keena Butler – Trustees

## Minutes of the Trustees Meeting

August 29, 2024

### FINAL

**Attending:** Brent Harker, Doug Thompson, Dawn Pheysey, Rod Ybarra (via Zoom) and Keena Butler were in attendance.

The meeting commenced at approximately 2:00 pm.

1. Minutes of July 29 Board Meeting

The draft of the minutes distributed earlier were unanimously approved.

2. Trees

Brent proposed that, during the fall, we replace 5 trees (the Gillman plum, the south plum at Kovalenko's, the Mansfield plum, the Knudson plum and the Knudson Linden). These are aging trees that could cause damage if they fell during a storm. Doug noted that the current budget for 2024 already includes \$5,000 in anticipates in anticipation of tree replacement. This was unanimously approved.

3. Budget Review

Doug presented the latest budget including \$156.10 as the necessary assessment level to fund all estimated expenses for the next 30 years. The comparable calculation was \$150.00 last year. The change reflects numerous changes, some of which recognize the aging of the property such as the need to replace many of the trees and expectation of more work being done by Green Point rather than owners, including the costs related to the watering of the lawn areas. Concern was expressed about the affordability of the assessments for many of the Owners.

It was unanimously approved to transfer \$5,690 from the Operating Fund to the Statutory Reserve Fund during 2025.

4. Agree On Single Family Amendment

It was unanimously agreed to present the drafted Amendment 7 to the CC&Rs to the owners for discussion at the October 19 Board meeting with expectation of a formal vote at the Owners meeting on November 2<sup>nd</sup>.

5. Agree On Notice Content

It was unanimously approved to distribute the drafted notice of the Owners meeting and accompanying materials to the Owners in early October.

6. Agree To Stand For Re-election

All Trustees agreed to stand for election at the Owners Meeting.

7. Green Point Insurance

Green Point has provided verification of up-to-date general liability coverage but not for workers compensation or commercial auto liability coverage. It was generally agreed to withhold invoice payments until the verifications are provided. This is consistent with Board policy as adopted in 2013.

8. Next Meetings

Board meeting at 10:00 AM on October 19 at the Gillmans with owners invited to discuss the draft of Amendment 7.

Annual meeting 10:00 AM on November 2 at the Gillmans.

9. Adjournment

The meeting was adjourned at approximately 3:30