

Ridgecrest Homeowners Association

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

Rod Ybarra, Keena Butler – Trustees

Minutes of the Trustees Meeting

November 7, 2024

FINAL

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

The meeting commenced at approximately 2:05 pm.

1. Minutes of August 29 Board Meeting

The motion was made and seconded to approve the drafted minutes of the meeting. The motion was unanimously approved.

2. Minutes of November 2 Owners Meeting

It was generally agreed that, in the future, votes on the assessment level as well as potentially sensitive topics such as amendments to the CC&Rs will be conducted by secret ballots so as to ensure that all owners will be able to cast their votes without fear of disapproval. Dawn moved and Keena seconded that we accept Doug's draft of the minutes including his recollections of those who made and seconded motions of the various votes.

3. Officer Election

By unanimous votes, it was approved that Brent, Dawn and Doug would continue in their roles as President, Vice-President and Secretary/Treasurer respectively.

4. Amendment 7 Actions

Brent will sign Amendment 7 before a notary and Doug will have the signed Amendment recorded at Utah County Recorder in Provo.

5. Distribution of Documents to Owners

Doug will deliver to Owners a one-sheet hard copy including:

- Official notice that the monthly assessment level will be \$150 in 2025.
 - Notice of the officer election.
 - Notification that Amendment 7 is recorded and now effective.
 - Instructions to go to the website to find the amendment and minutes of the Owner Meeting.
 - A request to notify Doug if interested in paying assessments online if it were made available.
- Brent and Dawn indicated that they would use the service.

6. Green Point Contract

We need to get on top of Green Point's performance, especially as to the quality of the cleanup of clippings after they mow.

At our next meeting, we will have them provide us with their fee schedule for 2025 so that we can evaluate whether to request bids from other vendors.

7. East Hillside Planting

It was generally agreed to accept Brent's proposed that we have Green Point plant a few junipers on the lower part of the north side where there is significant erosion taking place.

8. Tree Replacement

We will continue to replace trees as needed for safety and aesthetic purposes, especially with respect to remaining plum trees which have relatively short life spans and become brittle relatively easily. We probably will replace 2 or 3 in 2025.

9. Shingle Replacement

Brent will confirm with Ben Olsen that the replacement shingles that the Olsens and the Tingey's intend to put on their Units are in compliance with the Board's decision that they use the Rustic Slate design used for previous replacement projects.

10. Caka Driveway Damage

Brent will be getting input from a contractor regarding damage to Fern Caka's driveway and the adjoining sidewalk that may be due to water from the sprinkler system.

11. Next Meeting

We will meet next at 2 PM on Thursday, January 30.

12. Adjournment

The meeting was adjourned at approximately 3:50 PM