

Ridgecrest Homeowners Association

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

Rod Ybarra, Keena Butler – Trustees

Minutes of the Trustees Meeting

October 16, 2025

FINAL

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

1. Minutes of 9/10 Board Meeting

The draft of the minutes distributed earlier was approved by a vote of 4-0 (Rod abstaining as he did not attend the 9/10 meeting).

2. Caka Driveway Damage

Doug distributed a bid that Fern Caka had obtained from SurfacePro for doing repairs on the concrete surfaces including her driveway, walkway and sidewalk and a proposal for sharing the costs with the Association. Concern was expressed as to whether a decision to share the costs in this case could spill over to other types of damage such as to the stucco on many houses.

Also, Rod urged that we investigate whether the Association's insurance would cover any portion of the costs if it were concluded that the Association has responsibility to share some of the costs. We should also be mindful as to whether sharing costs in this situation could affect the Association's liability with respect to other situations. It was agreed that Doug and Brent will contact Liberty Mutual for advice.

In addition, Fern is requesting a bid to do a more extensive repair project. And the Board has decided to not participate in the SurfacePro work on the sidewalk and to defer any decision to share the costs of Fern's repairs.

3. Annual Owners Meeting

Doug presented a draft of the notice of the 2025 Owners Meeting. It was concluded that the costs and references to the water damage issues will be removed, and the final revised version of the notice will be distributed to the Board for approval. Doug noted that the methodology used in the financial projections allows for interim negative fund balances during the 30-year projections but fully funds for all projects by the end of the 30 years. This reflects the inherent uncertainty in the actual timing of most of the projected repair projects.

All Board members verified that they will stand for re-election to the Board for 2026.

All Board members voted to adopt a Contribution to the Statutory Reserve Fund for 2026 in the amount of \$4,800.

All Board members voted to distribute the Notice to owners as drafted subject to the changes discussed above.

4. Meeting Schedule

The next Board Meeting is scheduled for Thursday 11/20 at 2 PM at Dawn's house.

5. Adjournment

The meeting was adjourned at approximately 3:30 PM