

Ridgecrest Homeowners Association

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

Rod Ybarra, Keena Butler – Trustees

Minutes of the Trustee Meetings

6/18/2026

FINAL

Attending: Brent Harker, Doug Thompson, Dawn Pheysey, Keena Butler and Rod Ybarra were in attendance.

1. Minutes of 04/11 Meeting

The minutes were unanimously approved.

2. BUDGET

Doug presented a preliminary budget for 2026 and 2027.

The calculated assessment rate for 2027 is \$160 and the estimated total expense is \$44,865 (and \$54,800 for 2026). These figures incorporate numerous changes in methods.

Streets: based on advice from Marion Maxwell's son, an overlay does not need to be included in the 30-year projection and has been excluded. Instead, this budget reflects increased sealcoating every 3 years with less crack sealing than has been done in the past.

Grounds:

Due to the aging of the plants and the watering system, we have had higher costs in recent years, and especially in 2026, for maintaining the sprinkler system and the grounds. We also anticipate replacing many of the sprinklers with drip lines that should be more efficient in the watering and generate less erosion.

We anticipate significantly less watering in 2026 than last year, reflecting an anticipated general response to the drought.

Recent inflation has been very high since the start of the war in Iran (over 10% annual rate) and near-term future inflation is very uncertain. However, the assumed rate has been left at 3%. Therefore, the \$160 calculated rate for 2027 is probably understated.

Also, since Doug is planning to permanently move to Vermont in 2027, others will be taking over the roles of Secretary and Treasurer during 2027. To facilitate this transition, Doug expects to recommend to the Owners to vote this year on an assessment rate of \$165 in 2027 and to vote in subsequent years for \$170 in 2028 and \$175 in 2029. Then, in 2029, a full reserve analysis will be required by Utah law. Doug anticipates performing his officer duties through the 1st quarter in 2027, with the new Secretary/Treasurer taking over in April.

This tentative plan was generally well accepted by the rest of the Board.

3. OTHER TOPICS

It was clarified that Green Point is responsible for weeding the grassed areas, which they haven't been doing.

Responsibilities were allocated for the July 4 picnic.

The previous issues relating to the East hill property line were discussed at length. Rod has agreed to investigate the related legal issues.

4. Adjournment

The meeting was adjourned at approximately 3:50 PM.