

Draft as of 10/05/2024.

The Ridge Board of Directors Meeting

Friday, September 20th 4pm 2024

Meeting Minutes

-Randy, the Board Chairperson called the meeting to order at 4:05pm.

-The meeting was in person at the Ridge with zoom enabled for Randy and others to participate from a far.

-In attendance and in person were Jim Board Treasure, Will Board Member, Lyndsay Board Member, Richard Board Secretary Devin Community Alliance.

Randy Chairman of the Board was on zoom.

Owners in person were Mount Brice #10, The McCall's #40, Traci O'Hearn #11 & #29, Nancy Stauffer #1 The Granlund's # 20. Linnet O'Hanlon #24 was on zoom as well as Mary Jane Hargens #14.

-Jim brought his meeting owl for helping with the virtual element of the meeting and the board may consider adding one to the 2025 budget. The feedback is it worked well. The board already owns a speaker-microphone device that we also tested for the first and it worked well.

Jim made a motion to approve the previous meeting minutes and Will was the 2nd and all were in favor with no corrections or changes.

Devin from Community Alliance gave a manager's report. Some of the highlights were a recap of the summer staffing, and how the Ridge had a very successful summer full of owners and guests enjoying the Ridge and all its charm and character.

Devin also reported the Ridge maintained its Gold Crown status with RCI. Owners, you're doing great with all the maintenance and updates you're doing, let's keep it up. The new pool fence and maintenance on the pool and spa was detailed as well as the recent upper deck replacements that were worked on. Also, we heard an update on the bike doors, and painting as well as the landscaping. Devin shared they had completed the duct cleaning in all the units and will be doing air filter replacements in the furnaces throughout. We also heard about the pool and spa repairs and maintenance which is looking very good again and swims very well.

Randy opened the meeting to owner questions and correspondence, and we heard from Traci O'Hearn, and she shared that she had the unit guest books made and printed up that was previously presented to the board for approval and was asked to have them printed out and get ready to distribute to the units. They are a welcomed upgrade, and She gave us a report that they can be updated and reprint at a very low cost per unit as things change or if you want specifics about your televisions and wifi or other unit specific features.

We also heard from Mark Granlund about the sunshades to reduce glare of the sun into the units. The board had heard about this earlier this summer. We had many questions about the product, and the service life as well as the maintenance and the consistency of each unit if they are approved. Community Alliance is asking SROA if they would be allowed and if not is there an alternative like window film or black-out shades inside the units as a remedy based on the need or desire to block the sun light coming in.

Randy brought up an idea based on recent wildfire events very close to the Ridge to create an emergency preparedness plan. The recent events took the Ridge units to a level 1 and then it rapidly escalated to level 2 which is a be ready in minutes to evacuate and then was so close to a

full required evacuation at level 3. Devin to work on this and bring back to the board for a review and adoption for next fire season. We want our owners and guests safe.

Jim went over the treasures report and detailed the debits and credits as well as the revenues and expenses with no real areas of concern. Jim acknowledged the fact that we'll be drawing down the reserves as planned because of the accelerated amount of work on the outside of the units to help combat the potential for future inflation on those projects. The hope is to not have the increases to monthly expenses to the owners in the short term with the ramped-up schedule. Richard made a motion to approve the report and Will was the 2nd. All were in favor.

Devin did add in that we'll likely be seeing increases from our service providers which include the laundry, landscape, and snow removal companies. We may also expect increases from our pool & spa maintenance as well.

Randy asked for a motion to adjourn at 6:15, Lyndsay motioned, and Richard was the 2nd and all were in favor.