

APRIL 22, 2017 BOARD MEETING

GUESTS : Jeffery Faust unit #46 , Alina Eglund # 40 , Tom and Sharyl Solberg unit # 8 and Dan Baker

Pat called the board meeting into session at 9 am. The board introduced themselves and then asked the guests to do the same.

The minutes of the January board meeting were discussed and Dave proposed changes to language in four places. With these changes the board approved the minutes.

Pat read owner's correspondence which the board discussed in detail and responded to. Tory Tjersland asked about financials posted in the financial statement that went out to owners. He felt it was too brief. Dave Herbison responded that this was only a summary and is in compliance with our governing documents. He will write more detail to Tory. Tory also requested that a sign be placed at the head of one of the parking stalls closet to Unit 17 marked "Reserved for Unit 17 Owners." Pat was asked to respond to Tory explaining that the area outside the individual units is a common element and is not deeded individual owners. Therefore, marking parking spaces is not permitted in our legal documents. Pat also stated that she has been an owner at The Ridge since 1989 and has never heard any complaints about owners not having a space to park. The board said this is owner common area and will not endorse either proposal. Tory Tjersland had all owners in his unit challenge property tax value. The board thought although this had been done before unsuccessfully, the board hopes they are successful.

Jan Jensen suggested we install a lock box outside the lounge for owners to use when they reserve the lounge for a large event. The Board thought that was a great idea and directed Devin to have the lock box installed before Memorial Day. The stored chairs and tables were of concern in the lounge, but the board wants to leave them in place for owners who may want them, and having them in storage off site did not seem prudent. Management will work on finding a place for the extra tables and chairs. Pat will look into something to place the samples for interior upgrades to help the lounge look more user friendly and inviting.

Jan also inquired about placing recycle bins in each unit. The Board discussed this and thought it would be beneficial to place theses recycle bins in the units after our new garbage enclosures have been built. The Board directed Devin to purchase blue recycle trash cans that will fit under the kitchen sink for each unit. Concern about some owners not mixing recycling correctly was discussed because if mixed wrong, the garbage company will not pick up the recycling. The board will decide at a later time but Pat liked idea. Ginny Adams asked about land line phones in each unit. This was discussed a few years back and because we are a rental property we must

have a telephone for emergencies. Also, it would not save any money to cancel the land lines because we are receiving a special price for having 3 items - telephone, wifi and television. Martha Dibblee requested more information regarding why we did not purchase SHARC passes. The Board directed Pat to send her a letter explaining the reason and all the informative correspondence we sent to owners since October 2016. The board decided not to require purchase by each unit but 5 units have chosen to buy passes for \$1620. Roger Stalick asked about RCI. Pat received information from RCI and can answer his question. Tom Solberg inquired about Misstate electric rebates. Mount who worked for Salem Electric a co-op, for 33 years answered his question. Mid State is a nonprofit co-op and profits left at year ends are held by utility and its board can choose each year if they want to refund or use for capital projects. These monies are retained as capital reserves and usually in 10 to 20 years are refunded to owner of record in a dollar amount equal to percentage of reserve you use. These monies are sent as capital reserves checks to owner of record at the time. Devin credits these checks against unit electric bill when received.

Dave Herbison presented a detailed financial report. Please see attached information.

Kevin gave a presentation on ongoing exterior projects and shared photos of our restoration and mitigation project along with the garbage enclosures. There were 40 units out of 46 that received water damage during the winter storm. This damage was caused by the unusual amount of snow and ice that Central Oregon received. There were over 30,000 insurance claims made in Central Oregon alone. The Board voted to engage Eric Wyman to oversee all the construction projects taking place at The Ridge this spring and summer. The garbage enclosures will be enlarged to allow for larger receptacles. The garbage enclosure in front of the office will be moved to an area near the tennis court. The cost of the enclosures has exceeded our first bid due to the location change and the fact that the enclosures will be larger. The Board authorized Kevin to approve the final project with the amount of no more than \$25,000 total cost. As windows should come in under budget again this year, the pool plastering was postponed to 2018 and pool furniture was purchased in 2016, there should be monies to cover added cost.

The next item on the agenda related to exterior improvements was paving. The paving project was discussed and 7 Peaks Paving wants all truck traffic done before paving done. This means window replacement, roofing, garbage surrounds, mitigation and restoration all need to be finished prior to new asphalt. The board decided to postpone asphalt until Fall when all other jobs will be done. The contractor said price of asphalt should be close to current price, will confirm in July. There will need to be an arborist for tree root trimming and an irrigation contractor to redo water lines if needed during this project.

Mount presented data and a recommendation from the City of Redmond regarding "watering" at Sunriver. He recommended that we follow their guidelines of watering every other day.

Management will discuss this with our landscape company and get back to us at the next meeting.

The upper deck membranes were discussed and Mount presented a bid from a contractor that worked on decks at the Embarcadero in Newport. Kevin requested that we have Eric Wyman do an inspection of all upper decks before our next meeting so we can discuss what needs to be done in the near future. The Board approved the repair of the steps at units 17 & 18. They also approved the replacement of the privacy wall by Units 31-34 due to dry rot. Pat mentioned that the pool fence is in need of paint and that will be completed when the painters are here to paint the new and trim that was installed during window upgrades this year.

Winter Storm damage was discussed and it was noted that our insurance claim was close to \$500,000. We had a deductible of \$5,000. Devin stated that owners have been very supportive and Management has been able to accommodate all owners, renters and RCI guests into other units during the closure of units for repairs. Eric Wyman will be the Inspector of record inspecting all units that have been restored before payment is made. Kevin is preparing reimbursement requests for funds used for excess snow removal and unit inspection. He has many photographs to support his request.

Aaron presented the new Ridge Facebook site he created for owners to post comments, do trades and visit among the 38 people who so far have signed up. He will oversee site and all posts. He also set up survey monkey cards in every unit where guests can go online and post evaluation of their stay at the Ridge.

Pat shared information she received from RCI regarding points and weeks. She asked the Board to look over this information and they will discuss more at the annual meeting.

Pat requested that we hold another Board meeting before the September annual meeting as we have many projects taking place this spring and summer and we also need to plan for the asphalt project and continue with restoration and mitigation. The Board will meet on Saturday, June 24th at 10:00 in Portland for the purpose of reviewing exterior projects, insurance claims and preparing for the Annual meeting which will be held on September 24th.

Mount presented research that he had done regarding other resorts in Central Oregon. He shared purchase prices, property taxes, weeks owned HOA fees for several resort complexes.

Dave informed the board that he will not be seeking reelection in September but is willing to help the new Treasurer with transition. There are three Board positions open this year and new Board members will be voted on at the annual meeting. Pat and Mount are going to run for reelection.

Dave moved to adjourn the of board meeting, Kevin seconded and approved by all.

The board went into executive session following the board meeting.

Minutes by Mount Brice