

BOARD MEETING OF JUNE 24TH 2017

All board members were present

Guests present were : Janet Brice and Dianna Veleke

Pat called the meeting into session at 10:05 am . The minutes of the board for April 24th were read and the line "having parking space number on driveway is against the Ridge governing document," was removed from minutes. A motion to approve minutes with line changes was proposed by Kevin and seconded by Dave and approved.

Gary told that Crystal will be leaving employment at Ridge due to husbands new job in Texas. So far 15 Ridge owners have purchased Sunriver owner ID cards with Sharc passes put in office. By July Ridge office will evaluate how many passes are left unclaimed by Sunriver ID owners in each unit and will report back to the board.

Aaron went over the Face Book Ridge Site he created and shared data gained so far .There are 96 owners who have joined Aarons site, posting comments , checking owner schedules , and reading board minutes. Aaron asked the board to upgrade free site to business level program of Survey Monkey, which will provide charts and graphs for the yearly fee of \$29 .Dave proposed approval of money and Kevin seconded the expenditure which was approved. Aaron reports to Devin any concerns or problems his site receives. The comments from Survey Monkey guests shows they have a very positive approval of 98% toward housekeeping.

Pat talked about the annual meeting coming up on September 24th and said she has asked for a person from Sharc , and also someone from Mountain Resort Properties to come to meeting and answer questions. Aaron will present the Face Book site he set up for Ridge showing details of site. The annual meeting will start Saturday Sept 24th at 10 am . The board will hold its meeting on the day before , on Friday 23rd at 3 pm. The Ridge will provide lunch after the annual meeting.

At 11:10 am Pat called for the end of open board meeting and for board to go into executive session. Kevin proposed to adjourn and Dave seconded and was approved.

EXECUTIVE SESSION FOR BOARD AND COMMUNITY ALLIANCE RECORD NOT PLACED ON LINE .

Kevin went over repairs from winter storms and water damage. There are still 12 units unrepaired that have not agreed on when to schedule their units repairs .The board told Gary to have Summit schedule all outstanding repair work to their own schedule booking time slot on either side of maintenance week if possible so two weeks are available to finish repair. The work needs to be done prior to end of December so owners can not delay getting repairs . The Ridge insurance claim states repairs must be done within one year from storm event.

The board asked Gary to have Summit inspect outside siding for rot and report back condition to the board.

Pat got report that Mid-State Electric will be digging the parking lot to lay new electric lines in Sept. This has caused Board to delay paving project until spring 2018. The board wants bids for pool and spa repair by Sept. board meeting.

Privacy screen by bike cabinets are showing decay so two will be repaired in 2017 with plan for two to be done each year if needed. The pool fence will be painted when painting done for new window's trim at a cost of about \$1000. Kevin pointed out sinking post that is holding up roof by hot tub in need of fixing . Board asked Gary to schedule repair as soon as possible. The cement around pool is sinking in spots so squares are tilting up creating a tripping hazard. The timing for this repair will be done when pool is being repaired hopefully this fall.

The board discussed the low fees paid to the cleaning service which is far lower than other area condos are currently paying . The board discussed and wanted to increase amount of money paid to them as early as August of this year. The amount was discussed and a new rate of \$90 was proposed. This proposal to raise cleaning fees to \$90 was proposed by Kevin , seconded by Aaron and approved.

The board asked if cleaning people could wear work labeled polo shirts as was done in the past to identify them. Gary will check on this.

The contract agreement from the board for Community Alliance was read and discussed by board noting any changes. This current contract is good till December 31 , 2018 .

At 3:15 the meeting was called to an end.

By Mount Brice