

FEBRUARY 17TH 2018 BOARD MEETING

GUESTS: Joe Paskey unit 9, Dale & Rosemary Cleland unit 22, Jan Beckham unit 43, Eddie & Becky Dierichx unit 43, Bob & Shelly Everhart unit 36 and Sandy Coila unit 1.

BOARD: Mount Brice, Kevin Veleke, Aaron Egland, Pat Baker, Heidi Wills, and Gary Bell from Community Alliance.

At 10:03 Pat called the meeting into session.

Owner Correspondence: Pat

An owner had concern about new reduced HOA fees depleting the reserves. The Board in its budget has addressed this concern and has built in monies for the 2018 budget to restore reserves to historical amount of about \$150k by years end.

Treasury Report: Aaron

Most expenses have come in at budgeted amount with pool supplies being higher and last years snow removal \$9k over budgeted amount. There are just 8 remaining units with small punch lists of items to be completed Summit Restoration. Our Inspector of Record, is monitoring these items with Summit to insure they are completed.

Project Report: Kevin and Gary

The calendaring for 2019 is complete and the 2020 year has been started.

Dowels have been installed in ALL guest bedroom windows in Black Bear units for safety's reasons.

Cost to replace the entire tennis court surface is desirable and may be reduced if we can successfully coordinate the work when Seven Peaks will be re-asphalting our parking lot. Management will discuss with both the asphalt and tennis court contractors to see how this might be accomplished.

Pool tile needs repairing as some tiles have fallen out. The pool was also scheduled to be resurfaced in 2017 but in as much as we were unable to get the work done prior to years end, the Board needs to decide whether to have the tile repaired or replaced in 2018. Management further shared the pool contractor said they pretty much insist that all new tile be installed at the same time the surface is re-plastered. Considering all options, the Board approved a motion that authorizes Anderson Pools to re-plaster the pool and install all new tile for a combined cost of approximately \$26k spring of 2018. Management shall notify Anderson of the Boards decision so as to get the work scheduled.

Asphalt project is being scheduled for April/May at a cost of about \$140k.

Exterior Report: Kevin

Kevin recommended carrying carts be used to assist owners and guests with transporting luggage during the asphalt project, as cars may not be able to park near their unit. Management will work with 7 Peaks to help make transitions for guests and owners easy during the asphalt project. Carts will be made available for use at bottom of unit stairwells respectively. More will have to be done to coordinate this effort.

The 2x2 picket rail additions have been installed in about 70% of the units. The cost for project is \$25,300.

The privacy screen and bicycle doors at units 19-22 are being replaced at a cost of \$8k. We hope we don't find additional damage once the privacy screen is removed.

Upon a recent inspection by the County, access to the pool/spa must have a see through self-closing gate. Management has looked into bids for a new gate which have been in the \$2400 range. The Board asked management to look at other associations to see what they are using. It's the Board's desire to keep the cost less than \$2k.

Dan Peabody & Gary Bell did full walk thru of complex looking for repair issues. He made a list of Units that in their opinion needed to have the steps, risers and stringers replaced or repaired. To complete those prioritized for this year came to \$11,400; to do the entire list would be approximately \$21,700.

Management informed the Board they responded to a call at 3 a.m. in Unit 21 over the New Year's Holiday where the guest reported the kitchen ceiling looked as though it was going to collapse. Management met SR Utilities to have them turn the water off while it could be investigated. Guests were moved before the kitchen ceiling in Ridge 21 collapsed. Summit Restoration was called in to evaluate the circumstances whereby they confirmed the dishwasher was the cause. An insurance claim has been opened and the repair process started. The Board voted to have a plumber go through all units and check for proper fittings and replace if needed.

Members of the Board Pat Baker, Kevin Veleke & Aaron Eglund along with Gary Bell of Community Alliance met with the Portland firm of Morrison Hirschfield on Friday prior to the Board meeting. They were presented a written proposal to perform an inspection of the Ridge upper decks and create a process and design the Association could use for future deck replacement. After discussing the meeting, the objectives and timelines, the Board moved to retain Morrison Hirschfield to inspect, evaluate and recommend a design to replace upper decks if and when needed.

RCI Task Force: Heidi

A task force was assembled by Heidi Wills to review the Ridge RCI contract which is up for renewal in spring 2019 for 6 more years.

Heidi said the lower sales values at Ridge reflect our association with RCI, which makes the Ridge look like a time share to some buyers instead of a deeded condo development. The Board asked Gary to meet with our current onsite real estate agent to help her better understand the concept of The Ridge. Management will report at the next Board meeting.

Survey Monkey/Facebook/Website Aaron

The surveys on housekeeping, Ridge experience and office staff have all been very positive especially as reported by RCI guests. There are now 117 people on Ridge Facebook site. The Board discussed that Facebook should not be used as a venue for answering questions or making comments. If there is a question that needs to be answered it will be answered or discussed via a telephone call or e-mail. Aaron has maintained the old website, which is accessed by using 1111 at end of the old site's web domain.

The benefits of maintaining Constant Contact as a communication tool had been very popular. The program will be renewed at \$20 per month.

Community Alliance: Gary

People are still placing garbage in the recycling dumpster and office has had to remove garbage from recycling dumpster many times. The recycling truck will not pick up the recycling if garbage is in that same dumpster. We are then charged for another load of garbage. Signs will be placed in all units regarding recycling and what types of containers are available. The Board approved Managements draft asking that the color be changed to a dark blue. Management will also make sure that the snow is brushed off of containers so owners and guests will know where to place their garbage and recycling.

President's Report: Pat

The Board discussed the operational schedule for the pool in as much as most units have not renewed their membership to SHARC. The Board agreed to maintain the opening day as Memorial Day. The Board asked management to work with 7 Peaks to minimize impact to opening the pool should the asphalt project overlap.

The unit lock box codes have never been changed. The Board discussed the pros and cons to changing the codes. After discussion, Mount Brice made a motion to change the codes; seconded by Pat Baker. The motion passed 3 to 2 in favor of making the change. Kevin and Aaron voted not to do so.

The Board reviewed the capital budget items and the financial impact to the Association. Aaron recommended the Board prioritize to see which items would fit within the budget. The final cost of for projects came to approximately \$254k for year 2018, of which \$160k had been previously budgeted for the asphalt project.

Kevin Veleke made a motion to approve capital expenditures for the following items: Pool gate to meet code, evaluate and inspect upper deck structures, asphalt project, resurface tennis

court, repair steps and risers as noted in report, pool resurfacing and waterline tile. Heidi Wills seconded. The motion passed by unanimous vote.

Pat made motion to adjourn regular meeting and go into Executive Session, Aaron seconded. The meeting adjourned at 1:45

DRAFT