

RIDGE ANNUAL MEETING OF SEPT. 10 2016

Owners in attendance: Janet Brice unit 10, John and Kathleen Barone unit 10, Tom Solberg unit 8
Sue and Larry Lindsey unit 46, Aaron Egland unit 40, Doris Thede unit 33, Debra Wilson unit 6
Ted Johnson unit 18

Board in attendance: Pat Baker, Kevin Veleke, David Herbison, Mount Brice,
Michael Hutchinson

Pat called to order the annual meeting. The board introduced themselves and told unit number, years ownership and position. Afterwards the guest owners told name, unit and length of ownership.

Pat opened with board's five goals:

1. BETTER COMMUNICATION WITH OWNERS
2. PRUDENT FINANCIAL BUDGET
3. GOVERN IN ACCORDANCE WITH RIDGE DOCUMENTS
4. MAINTAIN GOOD OWNER AND GUEST EXPERIENCE
5. KEEP COMMON AREA IN GOOD CONDITION

TREASURY REPORT

David went over financials for year and said a CPA had reviewed the books according to state requirement.

The Ridge has had less past dues so far this year and windows are being done under budget.

This winter had several tree and plants damaged due to snow and wind storm and cost of this and snow removal was above budget.

The spa pump needs to be replaced. After many rebuilds it's time to replace.

David went over proposal to change Ridge monthly fees to reflect the added cost, about 1/3 of Community Alliances employees time to handle RCI duties. Many letters to David have asked for fees to be based on costs, from RCI owners to cover their extra duties. The \$ 27,000 cost or \$200 per share cost will be adjusted so only those using RCI will have to pay. His proposal would increase units with RCI owners and reduce fees to those not using RCI. This detailed chart is available to those who attended and also available on line. In summary units in each class from rental units / non rental units

/ non rental RCI and rental RCI would be adjusted about 3% to 5% either higher or lower based on costs to service their unit for RCI and rental duties.

Pat got result of election and announced that Aaron Egland has been elected to board to fill Hutch's vacant board position.

MANAGEMENT REPORT

The office has had positive comments about housekeeping.

Each unit's kitchens were checked and any item missing for basic inventory was added.

The Ridge again received the GOLD RCI STANDARD.

Windows will be finished this Jan. 2017 for last buildings still not done.

The last roof will be replaced in 2018

Sunriver has asked Ridge to remove ladder fuel items like small trees in bike path between unit 26 and bike access.

KEVIN'S REPORT

Ice dams on office building and Black Bear units should have wire heaters added since this is safety item.

All lights are replaced with LED when they burn out.

The asphalt replacement was discussed for some time. The estimated cost of \$125k to \$160k is more than Dave wants to drain from reserves, so a proposal to start a special assessment following the end of window project in 2017 to go toward asphalt was the most popular option. The asphalt work will take two weeks and will be done in half so owner can park in half not being paved. Tom Solberg asked if loan for half of cost would be good idea so it could be done earlier. This will be discussed at Nov. budget meeting.

An owner said she had concerns about dishwasher pods which are hazard to small children eating them. The office will check about doing away with them.

Pat called for end of meeting Hutch seconded and all agreed.

After the meeting the board voted to retain the present board members current positions. The next meeting was set for Nov. 19th at 9:00 am.