

September 23,2017 The Ridge Annual Meeting

Homeowners in attendance: Deb and Jose Mata # 28
Scott and Susan Yarger #8
Tom and Sheryl Solberg #89
Keith Thomassen #5
John and Nancy Baker #19
Ted and Martha Johnson #18
Pam and Dave Minor # 38
John and Connie Peterson # 35 & #19
Maureen Williams #10
Janet Brice #10
Colette And Ric Evers #30
Tina Herbison #24
Richard and Liz Asa #39
Doug Gordon #18

Guests in Attendance Valerie Comancho Alleda Real Estate
Debbie Wightman Sunriver Realty
David Jameson Mt. Resort Properties
Christl Johnson-Weaver SROA ??

The Annual meeting was called to order at 10:02a.m. Those in attendance were asked if they had turned in their ballots.and then to read the minutes. Keith Thomassen moved to approve the minutes as read and Doug Gordon seconded. Minutes were approved as read. It as determined that a quorum was met, therefore Devin Miller, management and Colette Evers, homeowner left the meeting to count ballots.

Christl, a SROA representative discussed SHARC and Member Preference ID cards with owners. She explained that Member Preference ID cards are available to Sunriver homeowners for \$50. from February 1st thru January 31st. Children of owners from 4 yrs to 23 years of age can also obtain member preference cards for \$50. If your unit is in a Trust all persons with names on the Trust can purchase Member Preference ID cards. Owners had the opportunity to ask questions and pamphlets and information were left for all in attendance with extras to be kept in the office.

Dave Jameson, from Mt. Resort Properties gave an overview of their rental program and how SHARC passes affect our rentals. Units without SHARC passes did not have as many rentals as those with SHARC passes. Due to

fractional share ownership and RCI, The Ridge does not put many units in the rental pool for summer and holidays and this also effects our rental profits. The two examples mentioned above did reduce rentals but on a whole The Ridge property owners who rent during high rent times did receive rental profits.

The results of the election were announced: The three board members elected for a two year term are: Pat Baker, Mount Brice, and Heidi Wills.

Pat Baker, Board Chair, discussed the five goals of the Board;

Communication - monthly newsletters, new website, Facebook account, Constant Contact

Prudent in Fiscal Management - yearly insurance reviews, multiple bids from contractors, etc

Govern in Accordance with Governing Documents - review our documents regularly, keep current with the Community Association Institute information

Maintain and Enhance Owner and Guest Experience - management relationship with owners and guests, restroom updates, Monkey Survey, looking into better quality toilet tissue and paper towels

Keep Common Areas in a Good State of Repair - Garbage enclosures, asphalt paving of driveway and walkways, establishment of an exterior committee,

Financial Report: Dave Herbison presented the Financial Report for August 2016 - August 2017. He noted that some delays occurred due to the purchase of the Bank of Cascades by First Interstate Bank. The year to date expenses are favorable to budget in most categories except for snow removal which was much higher because of the winter storm and increase costs for the garbage enclosures. The delay of pool and spa repair and asphalt is favorable to the reserve because those items will be completed at a later date. Please see attached treasurer's report for more information. The Board accepted and approved Dave Herbison's offer to serve as a consultant for the new Treasurer until December 31st.

Management Report: The Office has been very busy this year due to all the repair work on the 40 units damaged by water. The last two buildings left to receive new asphalt roofs will be finished by the end of October. Management is looking into bids to repair the tennis court membrane and cracks. Gary stated the Eric Wyman, who is overseeing all repairs such as window replacement, water damage repair, roofing and garbage enclosures has been a great help and an asset to Community Alliance and the Board. Please see attached Management Report for more information.

Exterior Report: Kevin stated that the large insurance claim this year will not hurt The Ridge's standing with its insurance provider as it is the frequency of claims, not the amount that is of concern with insurance companies. The new garbage enclosures look great and many owners have commented about how moving the enclosure by Unit 24 to the tennis court area is a great improvement! The trenching by Midstate Electric thru October has forced the delay of asphalt until Spring 2018. There are several upper decks with membranes in poor condition but this repair will have to wait until a later date as we need to do more research of materials and contractors. Kevin proposed that two projects be completed as soon as possible - the repair of a rotten beam on Unit 46 and replacement of a post attached to the hot tub roof which is sinking. The Board approved these repairs as they are a safety concern and in need of urgent repair.

New Business: Pat proposed that a ballot be sent out to all owners asking if they want to purchase the SHARC Recreation Plus Program for 2018 (comes with six unlimited multi-day passes). This ballot will be sent out by management and will need to be returned by a specific date. Management will compile the results after the due date. If the majority of the unit requests passes they will be purchased. If the unit has enough money in their interior reserve account, it will be used to purchase the passes. If money is not available in the interior reserve account a special assessment will be required. The first owner purchasing a Member Preference ID card will receive the 20 day passes that SROA provides. (SROA only provides 20 passes per unit just like they only provide 20 passes per home.) That owner can decide how to distribute to other owners in the unit. The Board decided that Ridge management will not deal with day passes in 2018 as it was extremely time consuming this past year.

Aaron reviewed the new web site he is creating for The Ridge. This website is designed to be more user friendly. He also shared The Ridge Facebook account and explained to owners in attendance how it could be used as a mode for trades, calendar, and Board and Management announcements. Aaron also is responsible for Survey Monkey and he shared that any posts that show a need for repair or concern regarding cleaning or other aspects at The Ridge are shared with Board and Management.

Pat shared a new policy which was established at the last meeting regarding use of the owner Lounge. Those reserving its use will be required to pay a deposit for damage or lack of cleanliness. If the lounge is not left in the same way it was found, the deposit will be used for cleaning. If the lounge is clean and shows no sign of damage the deposit will be returned the next day.

The RCI contract with The Ridge is set to expire in Marc 2019. It is automatically renewed by RCI if there is no communication from The Ridge Association. Pat requested to create a task force to look at RCI Weeks and Points Programs. The Board approved this task force as RCI is an important aspect of the Ridge and has received both positive and negative comments from

owners and guests. Volunteers were requested from the audience and will also be requested in upcoming newsletters.

The Board approved to increase the housekeeping fee from \$80.00 to \$90.00 because housekeeping has not received a rate increase since 2013. The previous fee of \$80.00 was the lowest in Sunriver and Management and The Board felt that this caused several workers to leave during the summer. With the approval of this rate increase, The Board has asked Debbie to develop a checklist that she will use when she walks into each unit after cleaning to observe the quality of the job and note any type of damage which could have occurred during the last stay.

Kevin made a motion to end the Annual Board meeting and Aaron seconded. The Board meeting was adjourned at 12:55p.m.

Board members met to elect new officers: Pat Baker, chair, Aaron Egland, treasurer and Mount Brice secretary. They set the date for the budget meeting which will be held on November 18th at 9:00a.m.

Owners enjoyed a lunch after the meeting.