

Ridge Board Meeting Minutes November 18, 2017

The meeting was called to order at 9:05.

Guests were Janet Brice & John & Kathleen Barone, both owners in Unit 10.

Pat explained the Board was going into Executive Session and immediately following would reconvene the regular Board meeting at approximately 10:00 a.m. Guests were asked to leave but were invited back when the regular meeting reconvened.

Darin Geddes from Summit Restoration gave a summary report regarding the status of restoration work that they completed at The Ridge to date. The Board and Darin exchanged questions and answers in a Q&A style format. At the close of the discussion, Mount moved to adjourn Executive Session; Heidi seconded. Unanimous decision.

Kevin moved to reconvene the regular Board meeting. Mount seconded. Board was unanimous. Pat then called the meeting to order at 10:00 a.m.

Guests in attendance: Janet Brice - Unit 10 & Eric Wyman – Construction Consultant

Board Members present: Pat Baker, Mount Brice, Aaron England, Kevin Veleke and Heidi Wills. Dave Herbison, past Treasurer, joined the budget discussion.

Management Company present: Gary Bell, Devin Miller and Katherine Adair

The minutes for the September 22nd meeting were reviewed by the Board. Pat moved to approve with minor spelling changes; Aaron seconded. Passed unanimously. The annual meeting minutes were discussed but cannot be approved until the 2018 Annual Meeting. They will be posted on the Facebook page as “unapproved draft” for owners to read.

Old Business:

Asphalt Replacement - 7 Peaks will begin the project sometime in April. Gary will firm up dates by the next Board meeting. A request was made to look into realigning the walkway to unit 13 to avoid the water pooling and ice formations in the winter. The possibility of this will be provided to us at the next Board meeting.

Unit 46 Deck - This has not been completed as was reported in previous minutes because owners and guests did not want to be bothered while they were at The Ridge. The goal is to complete this as soon as there is a free week.

Stairs and front rails - Our insurance carriers Loss Control representative performed a walk through last spring and informed us the stairs and front rails are not up to current code because the balusters are spaced 6 inches apart and code is 4 inches. Eric Wyman created 4 remedies to solve this problem. These were displayed on unit 31/32 for

the Board to look at. The Board asked Gary to take these options to SROA for approval and to get pricing for all options so we could make a decision at the next Board meeting. The project will begin sometime in 2018.

Snow Removal - The Board requested that snow be removed from the roofs and the back decks when depth reaches 12 inches.

Window Seats - Units 8,10,12,& 14 original Black Bear upstairs units have window seats that are level with the window. At the annual meeting an owner mentioned this created a safety issue with children. The Board discussed this and stated that since this is an interior issue it has no authority to require a change. Heidi Wills and Gary will look into code and get back to the Board with suggestions at the next meeting.

Roofs – Weather delays and staffing issues were a problem with the roofing company. Units 35-38 are complete. Units 41-44 will get done as soon as the roofing company can get a 3 day window available.

RCI Task Force - Heidi Wills will head the RCI Task Force. Jim Adams, Jan Jensen and Ric Rocca, Ridge owners have volunteered to serve on this task force. Heidi will schedule a meeting sometime this spring.

SHARC – Board discussed the ballot in more detail and decided to add the old Maverick's pool and fitness facility, which has since reopened as Sunriver Aquatic and Fitness Center, to the ballot. The ballot will go out on Nov 27th, due back by Dec 15th. This will be done through Survey Monkey.

New Business:

Website – Aaron reported that it has essentially been shut down in favor of using the Ridge Facebook Page. The ease of use makes it the perfect replacement for the website.

Spa Pump Blower - The spa has been plastered and looks wonderful. The blower motor is now in need of replacement. The Board requested that Gary replace the motor as soon as possible.

Tennis Court - It was noted that there is a tear in the tennis court membrane and a bump in the center due to root growth. Management will secure a bid for repair and present it at the next Board meeting.

Pool Tiles - The Board approved having Anderson Pool and Spa replace the pool tiles this spring when they are in Bend on another project. Gary will set up a date with them.

Housekeeping – A detailed cleaning checklist was presented to the board. The board asked that date, unit # and name of cleaner be added to the list. Management will add if it was occupied by a renter, RCI or owner. These checklists will be presented at the next meeting.

2018 Budget -A huge thanks to Dave Herbison for helping with the budget process. Kevin presented arguments in favor of forming a Finance Committee which

Dave could be appointed to oversee. After much discussion the Board decided unanimously that another Committee was not needed at this time. Projects for 2018 were finalized making their way into the budget. Dave Herbison then presented his recommendation for reserve funding. He made the case that the Ridge is an aging property requiring the Association to be more aggressive in funding for future needs. This requires increasing our funding for 2018 significantly than previous years to be more in line with recommended funding levels by the Reserve Study. He recommended funding levels at \$130-150,000. The Board discussed this at some length. They agreed the reserves should be increased but they also wanted to be able to reduce fees for owners this coming year. After further discussion, Kevin moved to set the quarterly assessments at \$488, a reduction from this year. Mount seconded. After discussion, Kevin called for the question. The motion failed with three directors voting against it. After further discussion, Pat moved to set the quarterly assessments at \$478 for ¼ shares. Heidi seconded. The motion passed by majority vote with Kevin being the only director to vote no. That said, the Board was able to reduce our HOA fees by 7.3% due to the end of our special assessment for asphalt, reduction in property taxes and a stable (no increase) management contract. Aaron Egland, treasurer, will send a letter and budget description to all owners before the end of December.

2018 Board Meeting Dates:

February 17th 10:00 a.m. - Meeting will take place in Portland at the American Plaza Towers. The Board wanted to give more owners the opportunity to attend. More information will come out in the January newsletter.

June 2nd 10:00 a.m. - The Ridge Lounge

September 21st 3:00 p.m. - The Ridge Lounge

Annual Meeting will be held September 22nd at 10:00a.m.

The meeting adjourned at 4:25 at which time Kevin moved the Board go back into Executive Session to discuss delinquencies. Heidi seconded. The Board discussed status of 2 serious delinquent accounts. Management said they had made numerous attempts to reach both owners unsuccessfully. The Board directed management to turn the accounts over to legal for collection. Landye Bennett Blumstein will be contacted.

With no further business the Board adjourned Executive Session at 4:45 p.m.