

## **SEPT 22, 2017 BOARD MEETING**

Guests: Tom Solberg, unit 8; Scott & Lee Anderson, unit 25; Ted & Martha Johnson, unit 18; Janet Brice, unit 10.

Board Members: Pat Baker, David Herbison, Mount Brice, Kevin Veleke, Aaron Eglund

Management Company: Gary Bell, Devin Miller, Katharine Adair

Pat called the meeting to order at 3:00 pm. She thanked attendees for coming and reminded them that speaking during the board meeting was permitted only during the open session. She then asked the board to introduce themselves and then asked guests to do the same.

The minutes for the June 2017 board meeting were read and discussed. A spelling error was found and the number of Facebook Ridge members was adjusted. The minutes were then approved as written with these corrections.

### **Owner Correspondence:**

An owner was concerned about security with the lock boxes at the entrance to the units. She felt that owners did not feel the need to check into the office and used that lock box instead. Therefore owners may not tell office they are using their unit which can result in the unit not being cleaned for the next guest. They were also concerned about lock box combinations not being changed and this could be a safety issue. Devin will alert owners in an upcoming newsletter that they should remember to check into the office when they arrive and that management will be updating lock box codes in the near future. Another concern regarding housekeeping was brought to the attention of the Board regarding the fact that housekeeping was not checking for or reporting damage to units and in some cases the units were not being cleaned well. The Board will ask, Debbie, head of housekeeping to have units inspected to note thoroughness of cleaning and damage to furnishings. In other correspondence an owner asked to have shares listed as a fraction not in "week" times, which would help to lessen the perception of The Ridge as a time share since it is a fractional deeded ownership. The guest bedroom window in upstairs Black Bear units was a concern for an owner, due to a fall risk because the window that opens is level with the window seat. The board will look into the safety issue and work with Great Northern Windows to provide a correction. Two owners also discussed pest problems in their unit. Community Alliance will contact pest control to deal with the problem.

### **Treasury Report:**

Dave went over financials noting overages and underages to the budget. Windows came in under budget with savings going to reserves while this winter had snow removal way over budget. The

snow removal for roofs was an unplanned expense that was required after ice dams were created. The water damage the storm caused affected 40 units, but a claim was made to insurance and it covered everything except for a \$5,000 deductible. Dave thanked Community Alliance and Board Members for their time dealing with winter damage. Kevin was commended for his extensive time spent on this issue. The goal is to have all storm damage repair finished by November 30, 2017. A motion to balance the expense from the winter storm damage to the reserve account was made by Kevin, seconded by Aaron and approved by the board.

The bank used by the Ridge was Bank of the Cascades, which was bought by First Interstate Bank. This caused some delays for Community Alliance with ACH payments of owners' monthly assessments in September as bank accounts and signature cards needed to be created. The departing of Dave Herbison and his extensive banking experience on the board (effective at the end of the Annual Board Meeting) lead to the board discussing an offer by Dave to be able to give his guidance to the board and the new treasurer through Dec. 31. This extension was proposed by Pat, seconded by Aaron and approved by board.

Please refer to the Treasurers report for more information.

### **Management Report:**

Windows were finished in the spring. The pool and spa are both in need of maintenance but finding vendors in Central Oregon was difficult. A bid was secured from Anderson Pool and Spa in Wilsonville. After much discussion the board decided not to do pool plastering but to repair the spa which is in worse condition than the pool. The pool will have tiles repaired/replaced at same time the spa is repaired. A motion was made to go forward with the repair of spa and pool tile this year. Pat proposed, Kevin seconded and the board approved. Community Alliance will get work contract date set by Anderson pool by the end of September. The last two condos with wood roofs will receive asphalt roofs this Oct. All roofs will have a 40-year warranty. The tennis court has a tear in the membrane and a root bump which will be repaired at a later time. A contractor will get back to Community Alliance before the next board meeting with a bid and time line to do this repair. After damage from January's storm the board decided to require roof snow removal done if accumulation exceeds 12 inches. The upper decks will have snow removed at the same time.

### **Exterior Report:**

Kevin said all garbage enclosures are done and landscaping up to the enclosures will be done after paving is finished. The sudden notification by MidState Electric to dig up the driveway to replace all power lines has postponed our paving project until early spring 2018. Two items

needing immediate repair are a sinking post by the hot tub and dry rot in a beam under unit 46, both of which will be done as soon as possible. Many upper decks are in need of new membranes and any dry rot will not be known until decks are torn apart. This cost of about \$7,000 for each deck will be tabled until a later date due to number of current projects in the pipeline. The board does not want to put the current rail system back on after membrane replacement because the rails bolt through the membrane and into the beam causing moisture to get in. The Ridge will start looking at rails that bolt into ends (instead of membrane) of deck but this change will require approval by SROA due to the change in the outside look.

### **Old Business:**

Aaron demonstrated the new Ridge website he created and the Facebook site. The board liked both and approved the new website, which will replace the current Ridge website and retain the current website address. The board proposed to support both projects with a motion by Dave, seconded by Aaron and approved by board.

Pat discussed the SHARC program and said The Ridge office has 374 passes leftover after summer from member ID purchases. Pat proposed to have a ballot sent out to all owners asking to vote if your unit wants to buy SHARC Recreation Plus Program passes for next year (Feb. 1, 2018 – January 31, 2019). (A “Recreation Plus Program” purchase gives a unit six multiple-use passes total for the entire twelve months.) If your unit has a majority wanting Recreation Plus Program passes, they will be bought in February, but if the unit does not have funds available (approx.\$1,620) in the interior reserves, the unit will have to have a special assessment to buy passes.

If your unit does not vote for the Recreation Plus passes, the first owner to buy or renew the member preference owner ID card will receive that unit’s 20 one-day-use-only passes. Any decisions about those 20 passes must then be made by the co-owners within that unit. Additional owners from that unit who purchase an owner ID will not be given passes. (An owner ID card gives the unit, not that owner, a total of 20 one-day-use-only passes for the entire twelve months.)

Beginning February 1, 2018 Community Alliance staff will no longer be involved with the owner ID one-day-use-only passes.

Housekeeping is having a hard time keeping employees at the current wage, which resulted in a shortage of staff this summer. The price the Ridge charges for cleaning has not been raised since 2013. The board approved increasing cleaning fees to \$90 starting Oct. 1. This amount is less than all other condos in Sunriver. Pat made motion to raise fees to \$90, Kevin seconded and the proposal was passed by board. Management will work with housekeeping to develop a check list for Debbie to use to check units after they are cleaned.

Mount shared a chart which listed various Central Oregon resorts/condominiums and compared their size, HOA fees, property taxes and sales. The Board appreciated the information and suggested that it be shared with owners at the annual meeting.

**New Business:**

Pat developed a building use form for the owner's lounge. Owners have the opportunity to reserve the lounge for a private function until 10:00p.m. In recent years management has found that the lounge is not clean after use, dishes are in the sink, leftover food in the refrigerator, etc. The building use form will be shared with all owners and will require a \$100.00 deposit check. The check will be returned to owners the next day if the lounge is found clean and everything in its rightful place. If not, the \$100.00 will be used as a cleaning fee to clean the lounge. This will take effect on October 1st. There was also a discussion regarding limiting the use of large pool toys/floats in the pool. This will be discussed further and a policy shared with owners in the spring when the pool opens.

The Board meeting adjourned at 6:45p.m.

Respectfully submitted: By Mount Brice