

NOVEMBER 2016 BOARD MINUTES

Owners in attendance: Kathleen Barone, John Barone #10, Alan and Bonnie Smith #44, Ted and Martha #18

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

The meeting was called to order at 10:08am. Pat asked The Board to introduce themselves and then asked those in attendance to do the same.

The minutes from the September board meeting were read. Dave made a motion to remove the mention of executive minutes and reword a line on Treasurer's Report. After the corrections, the minutes were approved.

OWNER CORRESPONDENCE:

-Pat shared letters from owners who were against proposed tier assessments. Dave said he had received notes from owners who were RCI members not wanting proposed new assessment schedule.

-Request the board revisit allowing dogs at The Ridge. We surveyed owners regarding this issue 3 years ago. Owners were against it. The by-laws state a no pet policy. State and Federal laws permit service dogs at The Ridge. Management and Board Members follow these Federal and State Laws.

-John Barone asked about low sales price on some units that were selling for only \$ 7k for quarter share. Devin said several units have aging owners and family doesn't want to take over, therefore, sales prices are set for a quick sale. Board has no say on pricing.

-The price of SHARC passes was discussed. No price change will take place.

TREASURY REPORT:

See attached Treasurer's Report.

MANAGEMENT REPORT:

-Heat strip/chains were installed for prevention of ice dams near units 9/10, 13/14 and the office.

-Discussion was held regarding notifying owners who have original water heater tanks. They were reminded these are original and at end of their expected life. It is a cost preventative measure to replace them before it becomes an emergency situation. The new tanks are 75 gallons and cost is approximately \$2000 to install.

-The Sunriver board voted to disallow marijuana dispensaries within Sunriver.

-2018 calendaring is complete.

-Rental companies were contacted to find out if they had any interest in renting Ridge properties. Most of the agencies were not interested in fractional share ownership rentals. Mt. Resort is still interested in participating in a rental program with The Ridge and allowing their software to be used by Ridge management to help aid in the rental process. A motion to continue the relationship with Mountain Resort was made, seconded and approved by board.

ACTION ITEMS:

In keeping in alignment with the funds at Bank of the Cascades, Dave requested that we raise our bond insurance to \$700k and Community Alliance do the same. Kevin made a motion to raise bond insurance to \$700k, Dave seconded and the motion was approved.

RCI points and weeks system was discussed. The board members requested that Pat contact RCI management to learn more about the contract and the possibility of points owners going back to being weeks members. Devin will obtain a current, updated list for the next meeting.

A motion to purchase pool furniture in 2016 with a proposed limit of \$6000 was made by Dave, seconded by Kevin and approved by board.

2017 BUDGET DISCUSSION:

The SROA has announced that they will allow Member Preference ID cards to be purchased by all owners of record rather than just 5 as in the past. A Member Preference card cost \$50 and gives unlimited access into SHARC, North Pool, SHARC fitness center, along with many other benefits which are listed on the SROA website. The board discussed in length the amount of times Ridge SHARC passes were used and the benefits of the Member Preference cards. After this discussion, they decided to not purchase SHARC passes for 2017.

After much discussion and review of owner correspondence it was decided to continue investigating of a tiered interior assessment in the future. The largest budget item discussed was the re-paving of the parking lot and walkways. This will be the first time in over 30 years that this project will be completed. This was discussed at length in terms of timing and how to cover the large expense. Dave Herbison made the following motion for a special assessment to cover the asphalt project:

“The board hereby adopts a serial monthly special assessment to consist of 12 separate special assessments levied on the first day of each month beginning January 1 2017 in the amount of \$100.00 per condominium unit per month in order to help fund the asphalt replacement needed at the Condominium.”

This special assessment will fund approximately 40% of the expected cost of the asphalt replacement project with the remaining 60% covered by the Association's reserve fund. Mount seconded the motion and it was approved by the board. The reserves will be depleted by \$92,876. Dave made a motion to accept the contract from 7 Peaks Paving, Kevin seconded and it was approved by the board. As chair of the exterior committee Kevin was directed by the board to work with Gary on this project.

The board discussed and reviewed many project bids and the following will be included in the 2017 budget:

- Asphalt replacement in walkways and driveways
- Pool and spa re-plaster
- Completion of the last 2 buildings of the re-roofing project
- Completion of the window replacement project
- Construction of new garbage enclosures to provide for larger dumpsters
- Continue replacement of steps with dry rot

Dave made a motion to end board meeting at 4:30 pm, Aaron seconded it and it was approved by all

Respectfully submitted,

Mount Brice