

BOARD MINUTES FOR SEPT. 9 , 2016

GUESTS PRESENT

TOM SOLBERG UNIT 8	JANET BRICE UNIT 10	AARON EGLAND UNIT 40
DORIS THEDE UNIT 33	DEBRA WILSON UNIT 6	SUE LINDSEY UNIT 46
LARRY LINDSEY UNIT 46	TED JOHNSON UNIT 18	

BOARD PRESENT

PAT BAKER UNIT 7	MOUNT BRICE UNIT 10	KEVIN VELEKE UNIT 31
MICHAEL HUTCHINSON	DAVID HERBISON UNIT 24	

Pat called the meeting to order at 3:00 pm Sept 9, 2016

The minutes of the May board meeting were reviewed and after one correction regarding the financial report, were approved by all.

Owner's Correspondence:

Pat read letter from Vic Manuelli about not getting rentals from Mt Resort for weeks he placed with them. Pat stated that to get the best chance of renting the weeks you place in rental you need to submit them 6 months to 12 months out. The best weeks to rent are summer weeks and if you do not put any in the rental pool don't expect to get 100% of your rentals. Those that have, like Barones in 10, placed weeks available a year out are getting most weeks booked by Mt. Resort

Larry Lindsey in 46 asked about hot water heater replacements. Board said it is up to owners in each unit to do this, but it would be prudent to replace the water heaters as they are 30 years old. Cost is estimated at \$ 2000 for single water heater replacement. Devin will get the cost for downstairs units and upstairs units and put the information in the newsletter explaining how much more it will cost if there is an emergency break.

Tory Tjersland in unit 17 requested reserved parking spaces for units so guests do not take more than their spaces. This will be discussed when we lay new asphalt as it makes no sense to paint something we are going to tear up.

John Peterson in unit 35 wrote Pat with a concern about the service dog policy. The Oregon state law allows service dogs in all lodging and office cannot ask for proof if pet is a service dog. The board will discuss this in further detail in their next meeting as Pat would like to provide ADA and ORS rules to each Board member.

An owner asked about dividing owner closets into eight cabinets from current four, since there can be more than four owners. Board said this is major remodeling which changes that unit from standard so

must be approved by all owners with in that unit. Cost of construction will come from that unit's interior budget.

TREASURY REPORT

David said he had received many letters from owners concerned about cost from Community Alliances time spent on RCI duties. A third of Devin's time or about \$ 70,000 is spent on dealing with RCI owners plus some time is spent on rentals.

A proposal has been made to increase monthly assessment by 3% to 5% for RCI units per classification and reduce non RCI unit similarly per quarter share. Each class from rental /non rental /non rental RCI and rental RCI were discussed. The fee to eighth share would be slightly more with a RCI owner.

This proposal is on line and was passed out during annual and board meeting. This will be discussed in detail at November budget board meeting.

GARY'S REPORT – COMMUNITY ALLIANCE

Gary gave to board bids to replaster both pool and spa. It was last done in 2011.

The bid was high due to contractor charging travel time, food and lodging of workers. The board asked if new bid could be made if Ridge provided lodging.

The patio storage doors in Ridge are inside door construction and those upstairs are starting to fall apart. A bid to replace with steel doors for \$506 each was reviewed.

Gary showed new option for upper decks which have membrane in need of replacement. The board saw new decks membranes installed and did not like print on membrane. The new bid uses a painted on material applied onto new plywood.

Some of the units dryers were not working well so the ducts were channeled to crawl space which worked much better and shortened the length of vent's pipes. The state requires vents to be vented outside so this will need to be done for each unit. Devin will have a bid available for the November budget meeting.

Several bike cabinet doors are in need of repair. This will be discussed at the November budget meeting.

The bids for rebuilding garbage can surrounds was discussed. A new concrete pad will be laid and 5 foot surround sided in hardy plank would hide cans and recyclables. Due to size and design changes, Sunriver approval would be required. Bids will be reviewed in November.

The asphalt driveways and walk ways need to be replaced. When to do this \$125k to \$160k project was discussed. David does not want to deplete that amount of reserves cash. One idea was to keep the window assessment one more year to help pay for asphalt. Owners in the audience seemed to think that was a viable solution and understood the need for asphalt replacement. Someone asked if a loan could be taken to make project available to take on sooner.

All these projects above will be discussed at a Board meeting focused on budget on Nov. 19th at The Ridge.

Pat and Devin worked on new owners sheets to be passed out to new or prospective new owners in the Ridge.

Hutch passed out an insurance policy called American Warranty insurance which for \$ 935 per year per unit will cover cost, less deductible, for repair of water heater or furnace replacement.

An owner asked about travel exchanges such as San Francisco exchange, VRBO, for The Ridge. The board said The Ridge's contract with RCI forbids Ridge working with any other rental program. The owners can join and do all the set up and call in guests themselves like is done with friends and family use.

The Ridge RCI policy has all guests of RCI units having cleaning fee paid by unit owner and those renting less than week paid by renter at \$ 80.

Pat asked owners in 1 thru 4 about any problems with new SHARC disk golf course. All said no problem and that noise is much less than sledding hill users.

Kevin made motion to end meeting Hutch seconded and meeting ended.

EXECUTIVE MEETING FOLLOWED

The board discussed past due accounts

RCI legal issues and letter from attorney

Personnel items

What to cover in annual meeting

BY MOUNT BRICE