

BOARD MEETING MINUTES FOR JANUARY 28, 2017 revised

Guests in attendance: Janet Brice unit 10, John Barone & Kathleen Barone unit 10, Dan Baker unit 7

Board members present: Pat Baker, Dave Herbison, Kevin Veleke, Aaron Egland, Mount Brice

Pat called the meeting into session at 9:04 am. She had board introduce themselves and then had those in attendance do the same.

The first item was approval of minutes from Nov. Dave said minutes stated heater installed on office roof by hot tub. That was reported, but it was not done. Dave proposed approval of minutes, Kevin seconded and they were approved.

First item was review of board's decision not to buy SHARC passes . Pat said she got positive approval from some but no negative responses, while Dave stated he too had received no contacts of disapproval.

Pat read letters from owners: One owner wanted to challenge county's property taxes. Board cannot petition this since they are not owner of record and that two 100% owners did request review which county dismissed as being correct for Sunriver. Pat read a letter from owner upset about proposed tiered assessment based on rental and RCI use. The Board has tabled this idea so no further discussion needed. Pat received a request by an owner for all Ridge owners' e-mail addresses which Pat said is private information that Board cannot give out. Another owner's letter was read asking for the new driveway to be striped and labeled. Board was not in favor of idea at this time but would discuss it again at next meeting. The last letter asked if Ridge could become a dog friendly condo. Owner felt units could be sold more easily if dogs were allowed. Our legal documents state pets are not allowed on Ridge property. We surveyed owners a few years ago about changing this document and owners overwhelmingly resisted the opportunity to allow pets. An owner stated their unit was dirty when they came. Pat said this should be brought up with the office which oversees housekeeping.

Treasury report:

Expenses were favorable at year's end by \$15,906 as budgeted. Overall reserves expenditures are \$ 15,788 favorable to fiscal budget. This positive variance is largely attributed to deferred projects including deck resurfacing, HVAC for the clubhouse and the favorable variance for phase 2 of the window project. The board at last meeting had asked both Community Alliance and Ridge to increase bond from \$500k to \$700k. With Gary out, board was not sure if this was done.

The board discussed the cost for removal of snow from driveways and roofs and ice dams and water coming into several units. The board made plan to walk and review several units that have heavy water damage to sheet rock, windowsills, kitchen counters and carpet.

The new pool furniture was purchased last December and will arrive in April or May in time for pool opening. Due to pool re-plastering the Ridge pool will not open at Spring Break.

Aaron created a closed group on Facebook for owners of The Ridge to stay in touch with one another. In a closed group, admins must approve members and only group members can see posted content. This private site for owners could be used to provide feedback/suggestions to members of the Board (monitored on a regular basis) ... and/or, it could be used as an easy/convenient place to trade/swap weeks, etc. We will soon be inviting all owners of The Ridge to join this group. Aaron will provide an update at the next Board meeting on its membership, usage, etc.

In addition, Aaron discussed the benefits of online communication tools such as Constant Contact & Mail Chimp to replace the current Newsletter delivery method/format (with such features as read receipts, templates, etc.). In addition, he proposed using an online survey tool such as Survey Monkey to replace the current in-room comment cards. Aaron is willing to research, test & implement each of these options as necessary.

The board wanted Kevin to work with Gary on future planned projects like paving, garbage surrounds and pool plastering. Dave made a motion and Mount seconded it to give Kevin authority to approve projects. Measure was approved by board. Kevin asked for a person to be on site and inspect projects and Eric Wyman, a local contractor, was chosen. Kevin set up contracts with Eric for his services.

Kevin proposed to move the dumpster from across from office to new location down by center of tennis court as not to be in front of units. The board after the meeting walked outside and approved location. Dave proposed giving paving contract to 7 Peaks Paving and garbage surround project to Eric Wyman. Mount seconded and it was approved by board.

Mount showed the board samples of membrane used at his Embarcadero condo called Dec-King and showed pictures of its use. It is used on ships and patio decks in heat and snow environments. Mount will get in touch with installer and get back to board next meeting with costs bids. He also passed out guides on watering in Sunriver. The Ridge currently waters every day in warm weather. The city of Redmond recommends every 3 days watering for about 15 minutes to obtain one inch of water. Mount gave bag of clean cat food cans to office to use to measure depth of water in a 15-minute period of irrigation. Duration can be adjusted to obtain desired water depth.

Pat passed out prices for shared condo in Central Oregon which have all gone down in price. The ones shown were for: Eagle Crest, Inn of the 7th Mt. , Mt. Bachelor Village , Pronghorn , and

Stonebridge. They range from \$ 4000 for 4 weeks at Eagle Crest to \$ 12k for 8 weeks at Inn at 7th Mountain. The most expensive was \$ 26k for 5 weeks at Stonebridge.

The Board discussed the SHARK passes which are given to owners who purchase a Member Preference ID card .Every unit in which an owner buys a Sunriver member preference ID card will get 20 passes . These passes will be distributed by management. Each quarter-share owner in a unit with current Sunriver ID card will get use of 4 passes while those holding an eighth share can show current Sunriver ID card and get 2 passes. This will be explained in more detail in the upcoming newsletter. The Board will look at how this is working during spring and summer and discuss at the Annual Meeting.

The Board asked Aaron to make a spreadsheet for tracking water damage to units in the complex. All repairs will be submitted as one large claim for insurance. Summit Reconstruction is doing repairs to units.

At 2:00 pm Dave ended the board meeting to have lunch and inspect units that had water damage. The board also reviewed locations of current garbage surrounds and approved new location for garbage enclosure from across from office to center of tennis court.

By Mount Brice