

RIDGE CONDO ASSOCIATION

BOARD MEETING OF SEPT. 21, 2018

BOARD MEMBERS: PAT BAKER #7, KEVIN VELEKE #31, HEIDI WILLS #11, AARON EGLAND #40, MOUNT BRICE #10

GUESTS PRESENT: JANET BRICE #10, ANN TJERSLAND #17, TORY TJERSLAND #17, SANDY COIL #1, TOM SOLBERG #8

The Board meeting was called into session by Pat at 4:30 pm. She asked the Board to introduce themselves and next asked those in attendance to do the same.

The minutes from June were read and a spelling error was noted. A proposal by Heidi and seconded by Mount to approve minutes as written was approved.

Pat read three letters by owners. One person was concerned about a unit with 3 dogs which tenant said were all service animals. Pat read the Oregon law which states only one service animal per person allowed and no dog-in-training qualifies. If it is a companion animal it is not allowed in a no-dog environment. The Ridge can ask what service the animal provides. Detailing will be put into a newsletter so the answer about service vs. companion animal is clarified. A second letter was a concern about extra pickets added to rails in front but not in rear. The Ridge was told rear rail is grandfathered in because it met code when built but will be redone with deck work completed in the next few years

Budget: Aaron went over this year's budget from Jan. thru Aug. Most expenses are close to what was budgeted except for pool expenses which were higher due to a requirement for more maintenance after plastering. Several posts were in need of being replaced prior to asphalt but that item was not in current budget. The tennis court redo was rolled into asphalt job since they were already here resulting in an \$8,000 savings. Kevin moved to accept budget as presented, Heidi seconded and it was approved.

Gary's Report: During the asphalt project the following concerns were taken care of:

The roof valley in units 11 & 13 presented a safety hazard due to huge icicles during winter. This danger was rectified by relocating walking path to unit.

The unit at 21/22 had their steps removed and ramp installed

The landing for unit 19/20 was enlarged, and steps leading to unit 5/6 also had ramp installed instead of steps.

The planned new pool gate made of metal is being built and will be installed before next year's pool opening. This item is estimated to cost \$2,000. The siding on building 23/24 on south side had deteriorated to a point that it was letting in water and a bat had made a home inside. This wall of siding was removed, Tyvek added and new siding installed.

Devin's Report: The requirement this year of a deposit upon renting the lounge resulted in no messes being left behind. The practice of unit deep-cleaning was discussed in detail and Board felt this should not be option but a requirement for every unit. It can be done during a maintenance week or whenever unit is not being used. This three-day deep cleaning consists of turning mattresses, vacuuming under all furniture, polishing all furniture, removing all item in cupboards and wiping the cupboards out, pulling out refrigerator and cleaning, replacing all missing kitchen inventory items (dishes, utensils, silverware) and many other yearly tasks. This will cost each unit \$495 and should reduce comments about lack of cleanliness of units. The Ridge's decision to have all towels provided by Mission Linen has been a success with better quality towels and no storage of product on site. There are plans to replace owner cabinet locks within each unit so key issues can be sorted with a key given to each owner and one in office, plus that will provide a better quality lock that cannot be opened by others. This process will be started this fall. The placement of critter boxes throughout complex this summer eliminated all problems with animals inside units.

Exterior Report- Kevin: Next year the main project by the Board will be deck repair. The potential of water damage similar to Jan. 2017 will be eliminated by removing snow when depth exceeds a foot from both all roofs and decks. This will eliminate ice dam problems. Kevin showed photos of deck problems in units 45/46. These will be repaired within a month since there is mold and moisture in wood structure.

Pat asked about recycling - if it was being contaminated with garbage, or if moving dumpsters around within the enclosures has solved the problem. Devin said there has not been a need to clean garbage out of recycling dumpster since the last board meeting. Pat asked that if blue cans cannot fit under sink, smaller can should be bought and put under sinks.

Heidi's Report: Pat showed pamphlet from Stone Ridge which will be used as a template for pamphlet the Ridge will make and provide in the Ridge office, the central Oregon visitor website and in visitor information center in Sunriver mall. Heidi priced out cost to create pamphlet for Ridge at \$ 60- \$70 per hour to create and an estimated cost of \$300. The Board wants to proceed and get it created.

Survey Monkey – Aaron: He presented to the Board a printout of responses from the survey for the last three months. There were 87 people answering the questionnaire and it gave a positive ranking of 4.6 out of 5 for Ridge. Many commented about how great the office staff was and several commenting on how nice Katharine was to deal with. Any concerns about housekeeping or maintenance will be followed up by the management and given to those departments to address.

New Business: There were 16 sales of Ridge units so far this year. This is an all time high with a previous list containing a page and a half of sale shares and the current list now only eleven. There are only 5% of unit shares now for sale.

Aaron mentioned that some units have a large amount of interior reserves and it might be a good time to encourage them to do upgrades. The Board does not want to have Ridge's reputation downgraded due to visitors experiencing old worn furnishings and old appliances. Pat and Mount stated they will provide list of upgrades, costs for each, and vendors to office to show owners where to start on their upgrade projects. The office can have others add to the binder with their projects.

Kevin made motion to adjourn, Aaron seconded it and meeting came to a close at 6:35 pm.

Minutes created by Mount Brice