

## RIDGE BOARD MINUTES DECEMBER 1, 2018

Board members present – Pat Baker, Mount Brice, Kevin Veleke, Aaron Eglund, Heidi Wills

Management in attendance - Gary Bell Devin Miller

Guests : Rise Hawley unit 45 , Toby Vial unit 4 , Steve Yost unit 13

Pat called meeting to order at 9:05 with Board member introductions. Board members stated the unit they owned and number of years they have been owners at the Ridge. Pat asked Guests to do the same.

The Board minutes from Sept 21 were read by the Board after which Kevin, hearing no corrections, proposed to accept as written, Aaron seconded and they were approved.

Devin stated that the inside owner lockers will begin to have the locks replaced in January. Management will send out diagrams for each owner to note which locker is theirs. Each unit has lockers numbered in a different direction. The Ridge is also in the process of replacing rubber hoses that can break with braided steel for both dishwashers and washing machines. Units 1 thru 14 are now done and will continue to be worked on until all are finished.

### **Survey Monkey Report – Aaron**

Aaron sends out a report from Survey Monkey every two weeks to the Board and Management. Any concerns will be shared with office personnel, maintenance or housekeeping as needed. The survey results show a positive ranking for Ridge staff at 99% excellent, Housekeeping a positive ranking of 93% and the Ridge as a whole a ranking of 4.56 out of 5.

### **Flyer project- Heidi**

Heidi showed a sample of text and picture placement in a early mark up of flyers. The Board liked writing as done and Heidi said she could produce 1000 flyers for \$299. Mount gave her a memory stick of pictures he took in Oct. of six units inside and outside of the Ridge. Heidi will continue work on this project with the goal of having a finished project in early January.

### **Treasurer report - Aaron**

The budget from 2018 was shown and each line was discussed to decide the amount to budget with input from Management, Board members and Ridge owners.

The budget in 2019 added line increases due to these projects:

The Ridge will power wash all outside units in 2019. Insurance costs rose due to water claims. That is one of the reasons we are replacing dishwasher and washing machine hoses with braided steel. The Board decided to add a line item of \$10k for the Ridge deductible so if any new claims occur the money will be easy to pay out of a dedicated account. The Ridge will have the new asphalt sealed as recommended and Board wants to have 7 Peaks to do work for about \$10k so that all asphalt work will be done by one company if future issues arise. The reserves were adjusted up 6% to rebuild to normal amount. The top boards of all deck railings will be painted and repairs to bike doors and a privacy wall will be done for \$9k . This will accomplish all outside building issues.

## **Deck repair report- Kevin**

Kevin and Gary met in Nov. with Rowles Engineering and Construction Company to get input into how to repair upper decks now that membranes are torn and need replacing. The proposal, presented by Kevin and approved by Board would replace membrane and plywood on upper deck and plywood below deck. The new deck design has a corrugated sheet of metal which would be secured above downstairs patio that would catch all water from above and drain to end of deck, and floor decking of upstairs deck patio would be done with cedar boards. The current rail would be removed and as much as possible would be reused to span upper deck with anchoring being done on the side with only one center post. This would ease snow removal and limit rail rot. The bid estimate is about \$10k per deck. The Board added \$50k to budget to start work in 2019 doing as many as money allows. The decks in 45/46 which have dry rot will be first to receive this work.

The end result of the Budget review is an HOA fee in 2019 of \$496 per quarter share up from \$478. This is a 3.8% increase. The HOA split is \$310 interior and \$186 exterior. Those with an eighth share would be \$298 per month. Pat proposed to accept the budget as shown, Heidi seconded it and it was approved. Aaron will send a budget letter and explanation to all owners before December 15th.

Aaron proposed to add the over payment from insurance from 2017 storm repair to the reserves. Kevin seconded it and it was approved.

Devin showed new toiletries which are an upgrade from current ones, which with upgraded paper products will be added to Ridge over the 2019 year. Mount passed out new Ridge map he created and T.V. information sheet to consider adding to unit booklet.

The Board asked Devin to pay Sunriver HOA dues early in January to obtain a 3% discount.

During a break in meeting Mount showed a 60+ page remodeling binder he created with lots of chart and photos. A table of contents for remodeling guide was given to Board members. This is available in the Ridge office.

Board meeting dates for 2019 were scheduled. They will take place on March 23, June 22, and September 20 with the Annual meeting being held on September 21st.

Kevin motioned to adjourn the meeting at 12:20, Aaron seconded and meeting ended.

Respectfully submitted,

Mount Brice