

**The Ridge Condominium Owner's Association Minutes of the
Annual Meeting
Saturday, September 19, 2020
Sunriver, Oregon**

- A. Call to Order/Introduction:** Chairman Pynch called the meeting to order at 10:03 am. Board members present were: Chairman Todd Pynch, Treasurer Aaron Egland, Director Kevin Veleke, Director John Hawley and Secretary Carol Viydo. Also in attendance were Gary Bell and Devin Miller, from Community Alliance. Owners in attendance via Zoom were: Ty Bettis (Unit 17), Dale & Rosemary Cleland (Unit 22), Kurt & Linda Layton (Unit 9), Ed Meisner (Unit 30), Jan Jensen (Unit 32), Jim Adams (Unit 38), Greg Seifert (Unit 37), Toby Vial (Unit 4), Larry Lindsey (Unit 46), Dan Jensen (Unit 11), O'Hanlon (Unit 24), Will Delplato (Units 16 & 42), Julie Cartwright (Units 19 & 30), Mount Brice (Unit 10)
- B. Reading of Remote Meeting Resolution:** Chairman Pynch read the resolution and asked for comments or questions. None were asked.
- C. Approval of 2019 Annual Meeting Minutes:** Chairman Pynch read the minutes from last year's annual meeting. In addition, these minutes will be posted in the appropriate places. Chairman Pynch asked for any corrections. There were no corrections and Chairman Pynch asked for a motion to approve the minutes as presented. Director Veleke made a motion and Director Hawley seconded the motion. Motion was passed unanimously.
- D. Final Call for Ballots/Proxies:** Chairman Pynch stated we had enough votes for a quorum.
- E. Board of Director's Reports:**
- **Todd Pynch – Chairman:** Chairman Pynch appreciated the Board's good work this past year. It has been an interesting year due to Covid. He recognized that policies were put in place that might not have been right for some owners. The decision to close the spa was difficult and the pool stayed open during Covid restrictions. The Ridge followed Oregon State and County regulations. Chairman Pynch explained why the pool only had two quadrants open rather than three. This was because of the pool stairs. Important that each quadrant had access to a set of stairs. He also stated that an electronic sign-up for the pool will not happen in 2021 if we are in this same situation. An electronic sign-up system just would not work. We recognize as a Board the challenges with the cleaning company. Gary Bell, Community Alliance, is working hard to

keep the cleaning company on task. The Board is committed to improving the cleaning situation.

- **Aaron Egland – Treasurer:** Treasurer Egland reported on the YTD Actual finances. He stated that we are in good shape. We have 216 days of cash on hand. We deferred \$10,000 for siding to 2021. The \$10,000 was used to pay the Covid managers of the pool this summer. We are over budget on the upper deck project. This was due to the way the bills were paid; i.e., 2019 bills paid in 2020. Treasurer Egland read the Survey Monkey results from June 6 – September 15, 2020. In addition, Treasurer Egland reported that The Ridge Facebook page currently has 245 members.
- **Kevin Veleke – Exterior Committee:** Director Veleke stated we have a list of exterior work to be budgeted in 2021. We will prioritize projects. Gary Bell reported on exterior work that has been done. The upper decks were rebuilt, storage room doors in lower units were replaced with fiberglass doors. Units 1-4 were painted.

F. Manager's Report: Devin Miller said that all the units have been rekeyed, the pet policy has been placed in the units, and unit notebook updates are in progress. Individual unit addresses were placed in each unit. Purpose of this was for in case of emergency and phoning 911 and the ability to give a specific address. Community Alliance is also working to get AED machine for the office/pool area.

G. Old Business: Chairman Pynch said he will post the real estate transaction report in the appropriate places. The Mountain Resort Rental report will be posted as well.

H. New Business: Chairman Pynch asked owners attending the meeting via Zoom if there was any new business to be discussed with the Board. No new business to report.

I. Appointment of Election Inspectors: Chairman Pynch appointed Devin Miller and Carol Viydo to count the election ballots.

J. Voting Results: Aaron Egland and Kevin Veleke were re-elected to the Board of Directors.

K. Adjournment: Chairman Pynch adjourned the meeting at 11:00 am.