

**Draft Copy**  
**The Ridge Board of Directors Meeting**  
**Saturday February 4<sup>th</sup>, 2023**  
**Meeting minutes**

Randy called the meeting to order at 9:03 am on 2/4/2023 via zoom

In attendance: Richard O'Hearn, Jim, Will, John, Randy, Devin Miller, Joel Pesky, Larry Lindsey, Sandy Caza, Clyde Gandee, Toby Vial, Valerie Camacho, Randy Bernstein, and Nancy Stauffer

Randy asked for a review of meeting minutes and called for a motion. John motioned to accept previous meeting minutes. Will seconded the motion and all were in favor.

Owner correspondence, asked for 2025 thanksgiving week 52 of 2025 to be an 8-day week and week one on 2026 would be a 6-day week. Unit 7, this would affect days that are floating holidays. Christmas had been extended as well as Thanksgiving. This can be complex with floating holidays.

Proposal is to adjust the New Year's week for 2025 to extend to January 2<sup>nd</sup>, 2026, thus reduce the first week of 2026 to a 6-day week. Jim motioned and Will seconded. Thanksgiving, Christmas, and New Year's for Thursday people. We also talked about Friday people and will table that for now.

Owner correspondence unit 7/8 noise issues. Bennington used as a management company to be sure and post quiet time at 10pm until morning. We asked them to put carpet runners in.

Verbal owner correspondence from Randy, timing of cost increase to allow for an adjustment for owners to adjust.

Last time we were working, and things were still concluding as far as contracts and increases from vendors. Set the budget meeting for September. We will likely have a forecast in September of what to expect.

Treasurers report from Jim: Richard, Devin, and Jim will work together on creating more of a committee to help identify better investment options and ideas. The board is open to moving back to Richard as the broker on the account.

The records show that approximately 1/3<sup>rd</sup> of capitol funds are to be in some type of interest-bearing account. Jim to add the state of the budget in the next meeting.

Managing agents: Gary and Devin talked about keyless lock systems. Interior and exterior expense? Longer term savings to C.A.

The board has the authority to dictate the expense increase to the owners.

Devin is to report on the locks and keyless systems. Gary reported on rafter tails and decks. Some repairs need redone on the new decks. They are short by 2" on the lengths.

The company wants a special contract first before going to the permits at the county. Permits are good for 6 months, so they are more current vs buying all at once. No change in price is the key detail.

**\*Rafter tails** – Should we add a flashing on the ends?

**\*Sky locks/bike locks** – Should we rekey? Also to include spa.

**\*Pet Policy** – Do we have to allow pets/service animals? Self-created service animals. Let's see how line 11 on the form needs or allows us a demand of certification. Wait for clarification from lawyer on pet policy

**\*Rooms** – Devin to start testing the rooms and adding the unit coordinators.

**\*Reports** – Go to a bi-monthly report on units and updates from the C.A.

**\*Accounts** – Separate accounts for each unit, Gary to complete.

**\* Contact Legal** – Regarding non-conforming shares and see how to make them adhere to the bylaws. 2 units have 3-9 week, 2 have 4 weeks. The transactions are likely invalid. Need to hold them accountable.

**\*C.C.R.** – Covenants, conditions, and restrictions, the title company needs to adhere to them.

**\*TDS/Internet** – Do we need a phone in the units? Is there a rate increase? Will we need new equipment?

**\* Owner books** – Need to update books in all units about remote controls unit coordinators.

**\* Pictures** – Need before and after pictures of units for rafter tails.

Next board meeting May 20<sup>th</sup> TBD zoom or in person.

Randy motioned to adjourn at 12:06pm. John 2<sup>nd</sup> the motion. All in favor.