

FINAL
The Ridge Board of Directors Meeting
Friday June 3rd, 2022
Meeting Minutes

Kevin, the Board Chair, called the meeting to order at 4:01 pm on 6/03/2022 via zoom as allowed by by-laws.

The Zoom had a chat feature for owner's questions.

In attendance: Kevin Veleke-Board Chairperson, Aaron Eglund-Treasurer, Richard O'Hearn-Board Secretary, John Hawley-Board Member, Jim Cline-Board Member, Gary Bell and Devin Miller-Community Alliance. Owners via Zoom were Jen Pool, Joel Passke, Randy Bernstein, Mount Brice #10.

Kevin detailed we would be in open session for the first period with owners. We would then break out into Executive Session, closed to owners as permitted by The Ridge Bylaws' and Oregon State Law. We would wrap up with notification to owners and those who wanted to re-join the meeting for the closing and then reconvene to open session to present the motions.

Devin announced we had a quorum for the meeting.

Kevin asked if there were any additions for the agenda. None were presented.

Kevin said we had all had an opportunity to review the minutes from the March 19, 2022 Board meeting. He asked ~~and~~ if there were any additions, corrections or changes needed. There were no corrections for the meeting minutes. Motion to approve was made by John and seconded by Aaron. Motion passed.

Owner correspondence, #25 has only 4 bikes to its 6-person occupancy. Owner wanted to borrow bikes from another unit. It was stated that in the past bikes have been allowed to be borrowed from other units under certain circumstances, but CA has tried to limit it if at all possible. This has been changed that to not allowing the borrowing of bikes. Devin was instructed to inform #25 owner ~~asks~~ that there is no borrowing of bikes from another unit

It was mentioned that there is very little shade in the pool area. It was requested that 2-3 more retractable umbrellas be purchased. Kevin put forth a motion for CA to purchase 2-3 freestanding umbrellas not to exceed \$750 total. Jim seconded the motion. Motion passed unanimously.

Devin indicated that the CPA review was still not complete, and it could be finished in the next week. John made a motion to approve an extension of the CPA review to August 1st and then distributed it to the owners for review. Jim seconded the motion.

Aaron presented the financial report for the period January -April 2022. Jim made a motion to approve the financial report as presented. John seconded.

Devin mentioned that the furnace in the office had to be replaced due to failure. It is noted that this was the original furnace that lasted around 32 years.

Aaron also reported on the Survey Monkey report and said that the ratings were very high. No negative reports on the new format.

Devin gave the managers' report. There are currently pool lights out. Also, CA went to order pool covers and spa covers. New they are \$10,000 and not in stock. There is the option of bubble covers which are \$2,000 and are not as heavy.

There was a motion to replace the pool lights. The Board wants to reallocate the unused funds from the pool cover to maintenance and repair. Bubble covers may last 3 to 4 years. Jim Cline the motion and John seconded.

Maintenance position has been turned down by three people at \$25 an hour. Jim made a motion to increase pay for maintenance person from \$25 to \$35 per hour. John seconded the motion. Motion passed. Kevin requested an update in the weekly report as to the progress.

There is now a 2nd person in the office Thursday and Friday. Two people on site from 9am to 5pm.

Gary reported the need for more security for information, software, and files. Kevin said to go ahead.

Gary also reported that Unit# 13 has major dry rot, opposite #11 and recommends repairing in 2023. Devin instructed to inform #13 owners of assessment and the proposed plan. #11-13 have sagging floors on exterior deck. Gary instructed to check into the situation and report back to the board his findings. Report to include: 1) Inform #13 owners of plan to correct 2) CA get Dan to provide narrative, situations/cases. 3) Include # 11 in project. 4) Put cost of projects in 2023 budget. 5) Provide by Sept Board meeting narrative solutions and estimated cost for action plan starting in Jan 2023.

CA directed to remove the painting of the Black Bears this fall. Defer the work until 2023.

Gary to obtain a bit from Webfoot. Use cedar as deck boards and use hidden screws on tracks. Kevin given authority to select contractor and sign contract.

When people are out of the office, they will have the phone forwarded to their cell phones.

Kevin and Devin to provide a report of all capital projects that have been done.

Review of governing documents. New state law requires ~~new laws~~ governing documents not to have any discriminatory language in them. Jim and Devin were requested to draft a declaration that governing documents do not discriminate.

For evaluation of all units, a spreadsheet has been started with date of evaluation and columns for condition as good, poor, new.

We are working hard at collecting cleaning fees at departure. CA would like to have ACH for all owners but also accept cash, check, or credit card on file. Fees will be charged by ACH unless paid by cash or check. Office will inform owners in advance that cleaning fees are due upon departure.

Housekeeping company asked that the Board consider the ability of housekeepers to leave an envelope in the units for tips. Richard moved, and Jim seconded to allow envelop for tips.

Motion passed. Richard and Devin then directed to develop language for the tip envelop that's acceptable to the Ridge.

Devin to go over matrix on past dues and attorney filings and liens.

Kevin described the co-ownership agreements and how that has been a help to the co-owners in a past due situation. There are some that still have not signed the documents and doesn't protect the co-owners. If the previous owners signed, that follows to the new owners if it is sold. If the previous owners have not signed, then the new owners are not in, and the other co-owner is liable.

Jim to work on a letter that goes out to get the 24 owners and 7 successor owns to sign the co-ownership agreements.

Board members are being contacted by other owners. Directive to have a path for owners to contact board members. It was discussed to create a Gmail account such as ridgeboard@gmail.com. This was suggested as an alternative to posting board members personal contact information on Ridge sites. Devin to research and provide information and suggestion at next board meeting.

Board of Directors application updated and presented by Kevin that included requirements of at least one year of ownership, no history of not paying dues, fees and assessments on time in the past twelve months prior the application date. Application will be used for the upcoming September board election if passed. John moved motioned; Aaron seconded. Motion passed.

There being no further business to discuss at this time, John moved to go into Executive Session Richard seconded. Time is 7 pm.

At 8:18pm the regular meeting was called back to order.

Action items:

Add to Facebook that privileges are lost when owners are past due

CA was instructed to look for a new attorney for collections.

Set up board member email to be discussed by owner liaison meeting.

Next meeting is September 16th, September 17th, September 18th.

Retaining wall in tennis court, rocks are chipping up the courts. Get the blower for the tennis courts. Fix the retaining wall next to the office. John motioned and Jim seconded. Passed all in favor.

The meeting was adjourned at 8:29 pm.