

The Ridge Board of Directors Meeting

Saturday March 19th, 2022

Meeting Minutes

Kevin, the Board Chair, called the meeting to order at 10:05 a.m. on 3/19/2022.

Kevin shared Carol Viydo, our Board Secretary, had passed away this past Monday and we have sent our condolences to her family.

The meeting was held in person and via Zoom audio with a chat feature for owners' questions.

In attendance in person, Kevin Veleke-Board Chairperson, Aaron Egland-Treasurer, John Hawley-Board Member, Richard O'Hearn-Board Member, Gary Bell & Devin Miller-Community Alliance. Owners in person were Jim Cline #15, Linda Powell # 25, John & Kathleen Barone #10, Michael & Lauralee Kaufmann # 3. We also had Mount & Janet Brice #10, Traci O'Hearn #11 & 29. Will DelPlato #16 & 42, Jeff Sullivan #13, Larry Lindsey #46, Toby Vile #4 and Vic Manuelli #31 on Zoom.

Kevin shared we would need to elect a Board Secretary during the open session and then fill the newly created open position during the Executive Session. Kevin had received two applications and Devin and Kevin interviewed the two applicants earlier before the Board meeting today.

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 who wanted to re-join the meeting for the closing and then reconvene to open session to present the motions.

We went around the room introducing the Board members, management team and the owners attending in person as listed above. Devin announced we had a quorum for the meeting.

Richard O'Hearn agreed to serve as Board Secretary. John made the motion to accept the nomination of Richard O'Hearn to the Secretary position of the Ridge Board of Directors for the term of March 19, 2022 through the 2022 Annual Meeting. No other nominations were heard. Aaron seconded and all were in favor. The Secretary role was filled.

Kevin asked if we had all had an opportunity to review the minutes from the January 7th 2022 Board Meeting and if there were any additions, corrections or changes needed. No changes or discussion were needed. Motion to approve was made by Richard and seconded by John. Passed unanimously.

Aaron presented his treasurers report. Richard moved to approve with John seconding the motion. Passed unanimously. Aaron also reported on the CPA review and moved to extend the distribution of the review until May 15th. John seconded. Motion passed unanimously.

Aaron also reported the recent results from Survey Monkey were exceptional and that there was an increase in the Ridge Facebook users, now 280 users. Aaron presented February

Financial statement with the comment of only being two months into the year there was nothing unusual to report. Richard moved to accept the financial report as reported. John seconded the motion. Motion passed unanimously.

There were no owners' questions or comments presented.

Devin gave reports on R8 sale home inspection that included a hole in the siding requiring repair, as well as the dryer vents needed to be ducted to the outside. A compromised skylight was also noted as was the roof gable. Devin provided estimates to do the needed repairs except the gable roof as it still needed to be inspected. Refer to the estimates provided.

Devin reported the office will be manned by Rhonda Tuesday through Saturday with Kristi covering Sunday & Monday. Devin will follow up to find out when the previously approved exterior projects will get started.

Gary reported on the upper decks, see supplement. The recommendation is to utilize a TPO membrane material to wrap the decks like a bathtub. There are still a couple leaks occurring onto the lower decks from the seven decks that had been replaced. Management has met numerous times with the contractor to determine the origin of the leak without a definite answer. As leaks have been random, not causing any interior to be compromised, Management suggested the Board consider moving forward with the schedule to replace original decks, using the new TPO design, starting with Ridge 6. After the entire deck project has been completed, the Board could re-evaluate the condition of all decks to determine whether any additional action may be required.

Management reported on the sagging floors in the Black Bear Lower Units with Unit 11 the most significant at this time and should be prioritized. This is an external Association expense and is an issue with footings, pillars and supports under the unit. It was learned this has caused problems with the interior bathroom and/or laundry doors not closing properly. Management also reported the condition of the rafter tails are compromised requiring them to be cut off. The pool & spa need new covers. Estimates were provided for the Board to review. John moved to approve purchase of the new covers up to \$6,500 to include cost of disposal with Aaron seconding his motion. Passed unanimously.

Management is looking for office & maintenance staff persons for the summer between Memorial Day & Labor Day.

Management recommended SROA come and inspect the ladder fuels to determine if additional trees and shrubs should be removed.

Devin went over the need to update the payment and collection policy to include a process for collecting cleaning fees. The idea was expressed to add ACH for each owner to automate the collection process. Kevin and Devin will work together with the goal of June 1st to implement policy. The current Co-Ownership Agreement specifically details that an owner will have a loss of occupancy or the ability to rent their unit out after being 30 days delinquent. Late fees and additional charges can also be charged per the documents.

Richard moved to go into Executive Session and Aaron seconded at 12:24 p.m.

Executive Session

Executive Session was called to order at 12:25 p.m. The Board discussed a number of topics with 5 motions to be presented during the open session when it reconvenes.

John moved to adjourn Executive Session at 3:35 p.m. Richard seconded. Passed unanimously.

Kevin called the regular session meeting back to order 3:45 p.m.

Motion 1: Richard moved to Remove 12 03 21 14 from the Sheriff Sale. John seconded. Passed unanimously.

Motion 2: Kevin moved to instruct Community Alliance to proceed with collection/lien/foreclosure proceedings for 12 03 21 18 and to not accept a payment option proposed by the owner. John seconded. Passed unanimously.

Motion 3: Kevin moved to have Community Alliance pursue a 2nd bid on the replacement of the upper decks using the TPO material with the authority to approve moving forward on Unit 6 after the 2nd contractor bid was received. John seconded the motion. Passed unanimously. Kevin was authorized to select the contractor to do the next deck.

Motion 4: John moved to appoint Jim Cline to fill the vacant board position formerly held by Carol Viydo. Aaron seconded. Passed unanimously.

Kevin & management will prepare a draft of the Board of Directors Application and Qualifications document which is to be reviewed at the next Board meeting.

Next meeting is scheduled for May 21st at 9:00 a.m.

Meeting was adjourned at 3:49 p.m.

(Approved 6-3-2022)