

Draft as of 11/26/2023

The Ridge Board of Directors Meeting

Saturday November 18th meeting minutes

Randy the board chairman called the meeting to order at 10:10 am and confirmed that there was a quorum. The meeting was in person, and we had zoom for folks who were unable to be at the Ridge this weekend. The zoom was a little late starting because the internet was spotty as we got the meeting going. Randy likes a more open dialog within the meetings to include more owners to participate and share their comments & concerns about the Ridge condos of both positive and negative nature. There are owner zooms periodically happening to share best ideas and experiences and to help build a bridge from the owners to the Ridge board members. This should help with creating more communication and continuity for the years to come.

In person; Randy-Chairman, Jim-Treasurer, Lyndsay-Board member, Richard-Secretary, Will-Board member, Gary-Community Alliance, Devin-Community Alliance

Owners in person; MJ Hargens #14, Marty Mills #7

On zoom; Scott Miller #2, Vic Manilli #31, Nancy Stauffer #1, Mount Brice #10, Julie Meisner #30. If others were on the zoom, we may have missed them.

Randy asked for a motion to approve the previous meeting minutes from September 29th. Will made a motion to approve and Will was the 2nd. No changes were noted or recommended. All were in favor. Randy mentioned he would like to have a protocol going forward where we provide a draft of the meeting minutes out to owners as soon 2 weeks or quicker after the board meetings.

Randy stated that the November meeting is a budget meeting, and the focus is the budget for the next year. We will have more prep work in place leading up to our November budget meetings to be more ready and to be able to anticipate issues before they come up. Other issues that arise around the time of our November meeting may be deferred to the board meeting on the calendar in the new year.

There are owner zooms periodically happening to share best ideas and experiences and to help build a bridge from the owners to the Ridge board members. The Ridge Facebook will be where you should see these invitations and other helpful posts about the Ridge. We are trying to help owners to create more communication and continuity for the years to come.

Jim presented the financial report, and the high-level summary is that the Ridge is on track with the approved budgeted expenses for the current year and the outlooks is good. There are always things that can come in higher than budgeted for and they can include snow removal, paving repairs from tree roots, weather related damages, as well as pool maintenance upkeep.

Some of the projects the board took on over the last couple of years include, replacing leaking upper decks and safety railings, repaving the roadway, new safety rails and steps on walkways, siding and painting as needed, cutting the rafter tails, new bicycle storage doors and security panels, tree removals and landscaping projects to reduce fire dangers and keeping up with weather related damages, the pool & spa repairs & maintenance as well as new covers, new roofs for the units and new windows not so long ago.

Some of these projects were accelerated to lock in costs and pricing of materials and labor. Inflation has had a dramatic impact financially on everyone and everything over the last couple of years. Jim presented the case to increase our reserves for these outside projects to be more prepared for the future of the unknown issues to come. The management and maintenance of a condo unit like this is a big task and the duty to oversee this as board members is also a big job. We are considering asking the owners to amend the bylaws to add more board members and allow more people to represent the owners. This would allow more communication and more representation to benefit the owners keeping their best interest at the forefront. This amendment would require 100% owner approval and we will be pursuing this in the future. Since the bylaws were ratified, the ownership has doubled, and we feel it is the prudent thing to do by adding to the board to create more participation.

Jim reported that historically the reserve account for capital has been \$160,000 and proposed to increase the reserve by \$20,000 to \$180,000. The idea was dissected and cross sectioned several times to come up with a consensus to approve. The net effect is an increase in monthly costs to the owners with the hope that future costs may not increase as much as they have for the last couple of years. Will motioned to approve the financial report and Randy was the 2nd. There were enough votes to get it passed.

Randy covered a letter from an owner to donate a replacement tree to be planted to try to help reduce some noise from the roadway. The property lines of the Ridge and SROA are very close, and the proposed site is likely on the SROA side and other wise it's too close to the Ridge units as allowed by SROA for fire danger. The response is if the owner wants to cover the costs of the survey and the proposed spot is approved by SROA then it may be allowed. Likely one tree may not make a difference for noise from traffic and since several trees had been removed for multiple reasons, we acknowledge some noise may be more apparent.

Randy also covered another letter from the owners of an upper unit regarding laminate flooring as a replacement to carpeting. The reply is that we would need some assurance or guarantee from the manufacture that would keep the noise at or below a carpeted flooring in an upper unit.

Randy covered a letter from owners in the last wood burning unit to continue to allow firewood vs manufactured logs to be used as a heat source. This follows a recent policy the board added banning the use of firewood in the Ridge units. This included stacking and storing wood inside or outside of the unit for future stays and use. The owners appealed that the fireplace is one of the main features of the unit and really hoped the board would have a reversal on the decision to allow them to bring wood and to be able to use while they stay and that it would not be stored, or left here for other owners and would be cleaned up after their stay each and every time and they will have a \$25 fee if the cleaners are tasked with cleaning up the unit after the stay. Jim motioned to change the recent policy and Randy was the 2nd. There were enough votes to get it passed.

Will reported on the effort to get survey monkey up and running on a regular basis again to gain the critical feedback to help owners know what the guests are seeing and experiencing. We had a concerted effort in the past and are fully supporting the survey as we want to know the good as well as the bad to keep the gold status as a level to keep and hold. Will and Lyndsay will be working on that as a team to get it back in sync. So, when you get a survey, take the two or three minutes it takes to participate and send it back. It makes us all better.

Devin added that we want to get name, email & phone contact information for your guest that comes over to enjoy your unit at the Ridge. This way if there is an issue or safety concern, they know who is staying here and have a way to reach them.

Jim presented the Treasures report and detailed the specifics of the budgeted line items and details of the Ridge expenses and capital projects. The treasurers report included proposed items and the increase to owners on the monthly basis. Jim also shared there will likely be smaller increases in 2025-2026-2027. This is based on the future capital projects annual survey, as it looks very promising and points to lower expenses for big projects. Will motioned to approve the treasurer report and Lyndsay was the 2nd. There were enough votes to approve.

Randy motioned to go out of regular session and go to executive at 1:19pm. We covered several specifics and worked on issues and came back into regular session at 3:00pm.

Randy motioned to assess a fee of \$5125 for item #1830 for pet policy violations. Jim was the 2nd and Lyndsay abstained from voting and all were in favor.

Randy adjourned the meeting at 3:05pm