

**The Ridge Condominium Owner's Association Minutes of the  
Annual Meeting  
Saturday, September 18, 2021  
Via Zoom**

- A. Call to Order:** Kevin Veleke, chair, called the meeting to order at 10:01 am. Board members present were: Aaron Eglund, Treasurer, John Hawley, board member at large, Will Del Plato, board member at large and, Carol Viydo, Secretary. Also in attendance were Gary Bell and Devin Miller from Community Alliance. Owners in attendance via Zoom were: Richard O'Hearn, Mary Mosier, Sandy Coila, Matt Pidgeon, Mike Warr, Tom Joll, Marci Oswald, Jim Becker, Joel Passke, D. Gordon, Greg Seifert, Valerie Camacho, Mount Brice, Ty Bettis, Pamela Minor, Sandra Hayes, Laura Lee Coffman, Vicky Brown, Karen Silveira, Toby Vial , Tami Boedigheimer, and Linnet.
- B. Remote Meeting Resolution:** Kevin read the Remote Meeting Resolution and Aaron explained to members how to participate via Zoom.
- C. Review of Agenda:** There were no additions or corrections. Kevin asked to enter a motion. John Hawley moved to accept the agenda as presented and Will Del Plato seconded the motion. Motion passed.
- D. Review & Approve 2020 Annual Meeting Minutes:** There were no additions or corrections. Kevin asked to enter a motion. John Hawley moved to accept the 2020 annual meeting minutes as presented and Will Del Plato seconded the motion. Motion passed.
- E. Final Call for Ballots/Proxies:** Kevin stated that if you haven't sent in your ballot, please do so immediately. Devin reported that we did have a quorum.
- F. Appointment of Election Inspectors:** Devin Miller and Kristy, who works in the office, will be the inspectors.
- G. Owner's Correspondence/Comments:** Aaron explained that the housekeeping issue will not be discussed at this time and the board is working on this quickly and will pass on the information when appropriate.

**H. Chairperson's Report:** Kevin stated that the board and CA have been busy. Here are a few successes: reseeding and adequate irrigation of area around the entrances of Units 45 & 46 looks so much better. Also finished up on complete removal and replacement of all bike doors and privacy screens. Biggest success has been with both quarter and 1/8<sup>th</sup> shares. Ridge wasn't built as an investment, but market prices have been increasing over the past several years.

**I. Staff/Committee Reports:**

- a. Aaron Egland shared the YTD financials. There were savings since the Covid Manager position was not used the entire summer. We are in a good shape with cash on hand at \$259,400. Kevin entered a motion to accept the treasurer's report. Will made a motion and John seconded the motion. Motion passed.
- b. Aaron read Survey Monkey results for the last year. The Ridge scored an average of 4.59 out of 5. The Ridge Facebook page currently has 270 members.
- c. Managing Agent report – Gary reported that the upper decks 45 and 46 were experiencing leakage issues. In addition, there are some storage deck doors in need of replacing. Two were replaced. Bike storage doors and privacy screens have been replaced in several units. Gary reported on tree removal per SROA; extensive removal was necessary. Staircase for Units 23 and 24 will be replaced this fall. All State Farm condo unit-owners' insurance policies have been renewed for the coming year. We have increased the condo unit-owners' building coverage to \$30,000. This year we started out with Covid monitors but by July we didn't need their services. Positive feedback was received.

**J. Unfinished Business:** There was no unfinished business

**K. New Business:** We used the reserve analysis to determine the life of a product from 3 -35 years. The upper decks are in this window right now, as well as the storage doors and bike storage. Rafter tails will be looked at and added to exterior projects.

**L. Results of Board of Directors Election:** John Hawley, Carol Viydo were re-elected and Richard O'Hearn was elected to the board.

**M. Adjournment:** Aaron moved to adjourn and John seconded the motion. The meeting was adjourned at 10:46 am.