

The Ridge Condo Board Meeting Minutes- June 21st, 2019

Owners Present – Todd Pynch #9, Dan & Beverly Jensen #11, Larry & Sue Lindsey #46, Tom & Susie Joll #44, Matt Friesen #42, Janet Brice #10

Board Present – Pat Baker #7, Aaron Egland #40, Heidi Wills #11, Mount Brice #10

Community Alliance – Gary Bell, Devin Miller, Katharine Adair

Pat called the meeting into session at 10 am. She had the Board introduce themselves and then had those in attendance do the same.

Owner Correspondence –Devin said there was no correspondence from owners received except those seeking to run for the Board. So far she has Carol Viydo, Todd Pynch and Steve Yost

Treasurer Report – Aaron – expenses exceeding budget so far are snow removal by \$11,000, pool chlorinator replacement under pool expenses by \$1000 and phone cost exceeding budget by \$600.

Community Alliance – Gary - There were six trees removed due to storm damage for a cost of \$1100. There are 22 more trees to remove. Mount asked since over ten trees have been removed by his unit #10, with six of these in last storm, can six aspen trees be added into the empty space left.

Gary will request to have Ridge emblem be added to the pool gate if practical and cost effective. Heidi asked about open area on gate. Gary said this was a decision by gate builder. She asked if that area can have mesh put into void. Board agreed with Heidi to add mesh into open area of gate.

The 7 Peaks crew will start work on seal coat Monday and Tues, June 24 & 25. The bike path was not redone during pavement work because this was considered to belong to Sunriver. The crew of 7 Peaks will fill cracks and seal coat this section.

The area by unit 46 that was holding water was found by 7 Peaks to be graded correctly but lawn on side could not absorb run off. The Board checked this out and saw dead grass due to too much water present. Gary will get an estimate for a french drain to be created to fix this problem. He will also check on rocks to be laid under the front porch of unit 45.

Projects for Dan Peabody include – steps by 45/46, concrete which was fixed on garbage path, new risers repaired at 11/12, post by unit 46, steps at unit 30 and later bike cabinet doors at units 19-22.

Due to awaiting the county's approval of deck project the deck at 45/46 will be on hold till later this summer.

Gary said all contractors have provided certificates of insurance.

The office has created a list of when water heaters and furnaces were last replaced. The concern is several units had their furnaces die this winter so if you have original units, the Unit should make replacement a priority for a cost of approximately \$2100 each. The complex has 19 units with original furnaces.

Devin has received compliments from owners regarding the paper product upgrades in the units.

The Ridge has had all bikes picked up and returned by bike shop with all of them tuned up and repaired.

The program to replace all unit owner closets locks has begun and will be completed in the next two weeks. Owners will be reminded in the newsletter to come to the office when they arrive to receive their new key.

Devin and Katharine are working on an orientation for new owners. Mount had created one as well, and Mount and Pat will create one that combines all the data with the rental vs non-rental sheet.

The unit binders are being refreshed with missing sheets added, and new items the Board will approve will be added as well.

The Board did a walk around prior to the meeting and noticed tree limbs lying on decks and roofs. These will be trimmed and if they are Sunriver trees, then The Ridge will ask for trees to be trimmed by them.

The Ridge received the 30 year reserve study which was passed out to the Board. This year the company that creates the study came to the Ridge to better evaluate the condition of the complex.

At the annual meeting each unit will get an evaluation of their unit.

Survey Monkey - Aaron- The results from Survey Monkey is shared every two weeks with Board and office. The report from 3/23/19 to 6/20/19 showed 94 people completed a survey (68 owners and 26 guests). Survey showed 70% stayed more than 5 days, 94% had no children, 93% said condo furnished appropriately, 99% said staff courteous, 99% found Ridge amenities clean and attractive, and gave the Ridge a score of 4.7% out of five giving it a 4 stars out of 5.

Devin stated that, as asked at last meeting, a paint contractor will sand and paint top rail on all unit rear decks this summer.

An owner asked about bird feeders on property. Gary stated this is not allowed, and rodents end up being attracted to the complex.

The Annual Meeting was discussed and a time of 10am on Saturday, Sept 21 was set, with the Board meeting on the Friday before (Sept 20) at 4pm.

The SROA election sheet will be sent to the A share in each unit which will get consensus of other owners and send in vote before August 4th.

Board election packet will go out on Aug. 13.

The Board agreed to have a BBQ after the annual meeting.

A six-month Certificate of Deposit in the amount of \$75k of reserve funds will be bought with an interest rate of 2.5%.

Lastly the pickle ball net will be installed soon. Devin will check to be sure all units have a maintenance request scan card and SROA Member ID information inside.

A proposal to adjourn was made by Heidi, seconded by Aaron and meeting ended at 12:10 pm.

Minutes by Mount Brice, Secretary