

The Ridge Condominium Owner's Association
Minutes of the Board of Directors' Meeting (Final)
Friday, September 17, 2021
Via Zoom

A. Call to Order

1. Kevin Veleke, chairperson, called the meeting to order at 4:02 pm. Kevin, Will Del Plato, board member at large, Aaron Eglund, Treasurer, Carol Viydo, Secretary, John Hawley, board member at large, Devin Miller, Community Alliance, and Gary Bell, Community Alliance, attended the meeting via Zoom. The board passed a resolution at the January 23, 2021, board meeting to be able to conduct board meetings remotely until Covid restrictions have been lifted. Since we are still in restricted times, Kevin entered into the minutes that resolution once again. Aaron Eglund explained to members how to participate in the meeting via Zoom.
2. Owners in attendance via Zoom were: Paul Simas, Ty Bettis (Unit 17), Mount Brice (Unit 10), Toby Vial (Unit 4), Greg Seifert (Unit 37), Joel Passke (Unit 9), and Vic Manuelli (Unit 9).

B. Review of Agenda

1. Kevin asked if there were any additions or changes to agenda; there were none.

C. Review & Approve Previous Meeting Minutes

1. Will made a motion to accept the May 15, 2021 board meeting minutes and John seconded the motion. Motion was passed.

D. Owners Correspondence/Comments

1. Devin read an email from Unit 7 regarding cleaning issues. Cleaning issues will be discussed in Executive Session only.

E. Staff/Committee Reports

1. Treasurer's Report

- a. There were savings since the Covid Manager position was not used the whole summer. Cash is at \$259,400. John made a motion to accept the Treasurer's Report; Aaron seconded the motion. Motion was passed.
- b. Aaron reported on Survey Monkey results. Between May of 2021 and September 14, 2021, The Ridge received 4.54 out of 5 stars. Currently, there are 270 members on the Facebook page.

2. Managing Agent

- a. Devin reported on the pool and spa. We opened under Covid restrictions in June and by July we were able to lift the Covid restrictions. Everyone was so happy to see this happen. There was a chlorine shortage for the spa. The chlorine shortage was a nation-wide. We were eventually able to get more chlorine. Impact was the spa being closed, but we received the chlorine much faster than expected.
- b. Housekeeping will be discussed in Executive Session.

3. Exterior Projects

- a. Complete removal and replacement of all bike doors and privacy screens for Units 5/6, 23-26, and 32-34 occurred. Rafter tails were cut over the bike storage doors and pool/lounge building. New bike door numbers have been ordered for all 46 doors.
- b. Staircase is scheduled to be replaced for Units 23/24 this fall.

- c. The octagonal vents at the tops of Units 40 & 42 have been replaced. Also, replacing siding around the vent on Unit 40 and the entire east facing siding of the building on Units 41 & 42.
- d. Insurance – All Ridge policies have been renewed for the coming year. We have increased the building coverage policy to \$30,000.
- e. Reserve Analysis Update – Community Alliance met with HOA Reserve Specialists. It was a positive visit given Community Alliance was able to communicate some of the challenges with component identification. HOA Reserve Specialists will provide by October necessary numbers for replacing plants.

F. Unfinished Business

- 1. Housekeeping will be taken up in Executive Committee.
- 2. Unit Coordinator Position – The Unit Coordinator makes sure everything is in working order in their unit, for work to be done inside the unit, make sure the workers are authorized to do the business and, by creating this position, it makes it easier to track expenses per unit. Kevin asked for a motion to adopt the Unit Coordinator Position. John Hawley made a motion; Will seconded it. Motion was passed.
- 3. Unit Spending Guidelines – Kevin asked for a motion to adopt the Spending Guidelines as accepted. John made a motion; Carol seconded it. Motion was passed.
- 4. Pet Policy – There is a placard in each unit stating “no pets” as well as the Pet Policy is in the unit notebook. Discussion was held regarding the Assistance Animal Registration Form, which is to be filled out in the office prior to guests with animals visiting The Ridge. We need to enforce this new policy. As of now, no fines were collected when it was aware that pets were in the units. Side note: people staying outside The Ridge will walk their dog through The Ridge property to get to the Sharc or the mall. Sometimes it’s hard to determine if they are guests or just passing through. Kevin entertained a motion to adopt the pet policy as presented. John made a motion; Aaron seconded the motion. Motion was passed. Will moved to accept The Assistance Animal Registration form. John seconded the motion. An owner suggested that because there is a no pet policy, an owner who is allergic to pet hair etc., you can call and ask if there has been a pet in your unit. This will be an action item.

G. New Business

- 1. Approve Resolution to Conduct Annual Meeting Remotely was presented by Kevin. Because of Covid restrictions, a resolution was needed to conduct the September 18, 2021 Annual Meeting. Will made a motion to approve and John seconded the motion. Motion passed.
- 2. Approve Resolution for Distribution of Funds from Foreclosure, Sheriff’s Sale, Sales & Bargain Agreement, etc. was presented by Kevin. This resolution outlines the details of how the new proceeds are distributed to the remaining unit owners of the unit that a had a co-owner in arrears and to the Association.

H. Executive Session

The board was called into Executive Session at 5:28 pm. Will moved and John seconded to move into Executive Session. Motion passed.

I. Reconvene to Open Meeting

Kevin called the board back into Open Meeting at 7:16 pm. There were no items to be adopted or motions to move forward from the Executive Session. We are still discussing housekeeping at this point. We will be holding a special meeting on October 5, regarding the housekeeping.

Will motioned to adjourn the meeting 7:20 pm. Aaron seconded the motion.