

Ridge Board Meeting Minutes of Sept. 20, 2019

Board members present: Pat Baker, Mount Brice, Kevin Veleke, Aaron Egland, Heidi Wills

Community Alliance staff present: Devin Miller, Gary Bell, and Rhonda Scheresky

Guests: Todd Pynch #9 and Janet Brice #10

Pat called the meeting into session at 4:00 pm.

The first item was Owner Correspondence but there was none. The minutes from the March Board meeting were read and Kevin noted sentence about contractor insurance binder that needed clarifying. Kevin proposed to approve, Mount seconded and they were approved with corrections.

Budget Report: Aaron- The office put \$75k from reserves into a bank CD at 2% interest. The Ridge is healthy financially by having a balance of cash for 230 days if no money came in. The budget took a hit this Feb. with heavy snow costing \$11k over budget.

Exterior Report: Kevin- The upper deck at unit 46 has been removed, showing black mold and rot to siding and support beams by upper closet door. The siding will be removed on all three sides, a waterproof membrane called Whale Skin will be installed two feet up all 3 sides under siding and deck will be 2 inches lower to allow metal flashing to go under sliding door and closet door. The closet door will be replaced with a fiberglass unit both upstairs and down since these are hollow interior doors. The cedar deck will have boards you can remove to occasionally hose out any pine needles accumulating under deck on metal shield. The water will spill out a few inches beyond lower deck past downstairs railing. The railing on new deck will have only two legs and anchor on sides so under bottom rail you have 4 inches of clearance to shovel off snow. The cost is \$14,600 for current deck but could be less if not as much damage to structure. The plan is to do 3 decks this year. Eric will oversee project at a cost of \$3k for those 3 decks.

Note: SROA has given the Ridge 5 years to complete all redoing of our upper decks.

Exterior Projects by Community Alliance: Devin said seal coating of parking lot went well with no problem. All decks have had the top rail scraped and painted. The pool has a few tiles that need regrouting. The pool will close this next Monday Sept 23rd. The electrical boxes have potentials' planted in front of each. The pool gate had mesh installed over open area and over frame because, without it, people were climbing over it to get in. Roof damaged by tree in storm fixed as well as siding by units 40 and 23. The siding by 31 and 32 had to be removed and replaced, but no water damage found. This years storm took down 32 trees in The Ridge

complex. Five of these trees were behind unit #9 and #10. Mount asked to have some trees planted here maybe aspens trees which will grow faster.

Three wooden privacy (bike enclosure) screens by units 19-22 were rebuilt and the bike doors replaced with fiberglass ones. The stairs at both 11-12 and 45-46 have been repaired. The new pickle ball courts and net have been a real hit with owners. The water that was found by unit 46 in the driveway was found to be caused by poor drainage in grass area, which is too high up to let rainwater run off of black top. Kevin showed many ideas to fix problem. Mount made a motion to cut away grass from 12 feet along asphalt, going 18 inches down and 2 feet wide, filled with gravel to have place for water to run off. The motion was not seconded because too specific. Gary got up and called contractor to ask his opinion. He thought the idea good but too specific. Mount made a second proposal for French drain 3 feet wide, 18 inches deep and an unspecified length filled with crushed gravel and topped with river rock costing less than \$3,000. It was seconded by Aaron and motion passed.

RCI - Devin handed out an RCI chart for us to review. She said many RCI guests do not want to give out credit card to get billed for cleaning or damage to unit. Now Ridge has several unpaid cleaning fees. Board stated all hotels require this and occupancy should not be granted if guest does not do this upon check-in.

A list of Unit Coordinators was passed out by Devin, with several units not having a coordinator or no one knowing who it is. She will follow up and try to get someone to step forward for each unit.

Survey Monkey: Aaron - The surveys have been positive so far. He has now made it possible for everyone to view what was said about their own unit. Mount asked Aaron to add to owner/guest question "Owner not in my own unit" for those exchanging with other owners within the Ridge. Mount also asked him to add wording about whether or not the Unit Coordinator has been contacted about any repairs or replacements needed.

New Business: Pat asked for upstairs unit-owners to reconsider type of flooring, since hard-surface flooring adds a lot of noise downstairs. The Board has no say about inside décor, but maybe letting those owners know about this concern would be good.

Housekeeping has Debbie retiring at years end, so Devin has been interviewing for new company. The linen company, Mission Linens, is also being reconsidered. The lack of quality of linen, especially bedsheets, was noted by owners. Maybe another vendor can be acquired. Devin stated that all units will be deep cleaned this year. A list of those units getting new hot water tanks and/or furnaces was passed out. The cost of new water tank is about \$2,100 and furnaces about \$2,000.

At 6:45 pm Heidi moved to end the meeting, Kevin seconded and it was adjourned at 6:45pm.

Minutes by Mount Brice