

Draft as of 12/17/2022
The Ridge Board of Directors Meeting
Saturday, December 3rd, 2022
Meeting Minutes

- Randy, the Board Chairperson called the meeting to order at 10:04am on 12/03/2022.
- The meeting was in person at the Ridge with zoom audio and chat for owners' questions and comments.
- In attendance in person, and introduced were Randy Hargens-Board Chairperson, John Hawley-Board Member, Will Delplato-Board member, Jim Cline Treasurer, Richard O'Hearn-Secretary, Gary Bell Community Alliance, Devin Miller Community Alliance. We had on zoom Aaron Egland-Owner, Mount Brice-Owner, Joel Pasky-Owner.
- John motioned to approve the previous meeting minutes as presented with one edit. Striped/Stripped regarding the parking lot lines. Jim was a second and all were in favor.
- Randy asked for a motion to go to executive session until 10:30am to cover and review of the agreement /contract with Community Alliance. Richard 2nd and all in favor.
- Randy reopened the general session at 10:32am and Jim made a motion to approve and extend the service agreement/contract with community alliance for a 3year period vs annually. The proposal includes a 2% increase for the duration. Will 2nd and all in favor.
- A discussion was had on creating a task lists of action items when we meet and how they are particularly helpful to accomplish the goals for the Ridge Condo association. We talked about capital projects and how the is a large amount of work to keep the Ridge condo's managed and maintained.
- Randy reviewed all the owner's correspondence with the board. Randy and the board reviewed the information Mount Brice gathered on comparable condo units like the ridge and discussed how the Ridge has many features and benefits to ownership and are similar but different to the comparable units surveyed and that the snapshot of information was helpful to see the value owners have at the Ridge.
- The board talked about how RCI has a Gold Crown Standard for their guests and their locations. The Ridge Board would like to adopt that focus as the standard for the Ridge, so our owners and guests have similar experiences regardless of which unit they stay in while visiting and owning here.
- Jim presented the treasurers report and talked about all the time Aaron, our previous Treasurer, had put in to bring our newer board members up to speed with the Ridge financials and reports.
- The board approved an increase in the monthly dues to cover the increase in ongoing expenses and projects as well as the cleaning company had an increase in expenses which increases the per visit cleaning fee. The benefit is to also protect the reserve amount of

capital for an unlikely event or catastrophe. Richard motioned to approve the treasurers report as reported & John seconded the motion, and all were in favor.

-Devin & Gary gave the managers' report, see report. Jim motioned to accept the managers' report and Jim was a 2nd. All were in favor.

We furthered discussions on a developing an owner's liaison for owners & unit coordinators to communicate better and to share with Community Alliance. The added benefits would be a narrowing of the gaps between owners and the Board. Better records of unit's conditions, maintenance, needs, requests and reserve amounts.

John motioned to move back into executive session and Will was a second. All were in favor.

-Regarding a unit changing the single beds to bunk beds and the board believed staying with the single beds and a standard for the furniture would be the best. The personal touches can be other items in the units. Regarding the flooring in upper units, we are staying with the adopted policy.

-Next meeting is slated for in person/zoom in Portland on Friday February the 3rd.

-John motioned to adjourn the meeting at 1:56pm. Richard 2nd and all were in favor.

*Meeting minutes taken & prepared by Richard O'Hearn, Board Secretary