

The Ridge Board of Directors Meeting
Saturday, May 18th, 2024
Meeting Minutes

Saturday 05-18-2024

- Randy, the Board Chairperson called the meeting to order at 10:10am and confirmed we had a quorum for voting.
- The meeting was in person at the Ridge with zoom for members 7 owners unable to be in person to be able participate with questions, concerns, & comments.
- In person, and introduced we had Randy Hargens-Board Chairperson, Richard O'Hearn-Board secretary, Gary & Devin from Community Alliance.
- On Zoom we had Jim Cline-Treasurer, Will Delplato-Board Member, Lyndsay Trefzger-Board member
- Owners in person we had Mary Jane Hargens #14 & 23, Traci O'Hearn #11 & 29, Dave Minor #38, Mark & Violet Granlund #20, Rick & Danielle Bennett #46
- on Zoom owners we had Sandy Coila #1, Joel & Marcia Passke # 9, Mount Brice #10, Lacey Mullen #25

Randy started the meeting asking for a motion on the previous meeting minutes. Will motioned to approve and Lyndsay was a 2nd. No changes were noted. All were in favor.

Jim presented his financial report and went over income and expenses as well as earned interest income. Jim detailed how there was no measure of concern with the financials in his report. Lyndsay motioned to approve, and Randy was the 2nd, all were in favor.

We had Dana from RCI on Zoom and we learned about the criteria and process of rating The Ridge Condo's as Gold, Silver, or Hospitality levels. Dana detailed how the Ridge is a property that has constant demand in the RCI pool and how they enjoy having us a location to offer. Several of the owners have had experience with RCI as well as having their units in the pool. Many of the details owners shared were positive ones and there were a few negative stories. The current count at the Ridge in the RCI pool is around 12 units. We learned that there are differences between points and days for owners. Dana detailed if you want more information about RCI, it is up to the owner to research and contact them. They are no longer holding events or days at the Ridge to sign up owners.

Randy covered owner comments and questions and went over correspondence the office had received. One was about the original deck replacements and how the wood boards are unfinished are not the new design with the TREX materials being used. Gary recommends having them stained, painted, or finished with a wood preservative and then when it's feasible, replace them with the TREX material like the other newer design upper decks. There are 7 units with the original design to work on. Community Alliance gave a manager's report. Gary detailed that painting of the Ridge units that had upper decks and rafter tails replaced and cut was going on. More painting would happen in the fall for other repairs that will happen through the summer. We were told about the pool and spa repairs and the new pool fence which looks amazing. The pool was scheduled to be reopened for the season soon. Gary said he will recheck the dryer vent in unit #11 as it shoots out on the ground under the unit and could be a fire danger and will check others as well. He detailed how the upper unit vents had been repaired and vented out outside where some had not been before. They are still working on the sign for the tennis courts and may set up a signup sheet if the demand out runs the availability during the days.

We heard about SROA and how more and more trees and plant material at the Ridge is needing to be removed. Randy asked to have someone from SROA to visit us and describe what is changing and what is allowed or disallowed. Christy is now doing all the interior unit evaluations so the owners can have a single source to describe the condition and status. This way we can have a way to start making recommendations or suggestions to make interior improvements on the various amenities inside. The unit coordinators will get these evaluations and can then have communications with the other owners to make a wish list and plan for needed updates and improvements.

Individual owners may also make a request for the evaluations to see about ideas to start their wish list.

Traci O'Hearn shared a new unit notebook she has in her unit #11. The updated book is an idea to make sure guests and visitors have the information they will need to have the best experience here at the Ridge Condos'. She offered to help other unit coordinators with ideas to improve or update their books.

Devin is putting together a unit coordinator resource page and will share more on the soon.

Randy motioned to end the general session for a quick executive session at 1:10pm.

We discussed and returned to our general session at 1:51pm with a motion to vote for or against.

Will motioned to have Community Alliance proceed with the lien process on #1830 and Richard was the 2nd. The motion passed by majority. Randy, Richard, Will were a yay and Jim was a nay. Lyndsay abstained from voting.

Randy adjourned the meeting at 2:00pm

DRAFT