

Draft as of 10/13/2024.

The Ridge Board of Directors Meeting

Saturday, September 21st 10AM

2024

Meeting Minutes

-Randy, the Board chairperson called the meeting to order at 10:07am.

-The meeting was in person at the Ridge with zoom enabled for Randy and others to participate.

-In person we had Jim our Board treasurer, Will-Board members, Lyndsay-Board member, Richard-Secretary, Devin & Gary-Community Alliance.

-Randy-Chair person was on zoom.

-In person we had, Nancy Stauffer-#1, Mount & Janet Brice #10, John & Nancy Baker #19, Rich & Mary Mosier #38, Les & Barbara Boudreau #35, Bill & Phyllis McCall #40, Mark & Violet Granlund #20, Valerie Camacho non-owner,

-On zoom we had, Joel Passke, #9 , Mary Jane Hargens #14, Teri Becker# 23, Jim Jones #15, Doug Gordon #18

Randy asked to review the meeting minutes and we did; Jim made a motion to approve them, and Lyndsay was the second and all were in favor with no corrections.

Randy detailed that a part of the annual meeting was to elect or re-elect the members of the board for the Ridge Condo association. Randy stated that Will and Randy were the only two positions that were open this year and that they both were re-running for their positions. Randy as Chair of the Board and Will as one of the Board members. Randy asked Devin if she had a tally on the votes ready, that she had received. Devin stated she had waited to tabulate the votes as owners were bringing their ballots in with them to the meeting to hand in.

Devin asked for an impartial volunteer to help confirm the count and Janet Brice volunteered for her. They left and would come back as soon as they could with the results and report to the board.

Randy gave a report of the past year at the Ridge condos. He gave praise to Gary & Devin with Community Alliance for the partnership with the Ridge Condo Association on the owner's

behalf. Randy detailed the improvements to the pool & spa area, The new fence around the pool. He talked about the upper deck projects and the siding and painting of the units. He talked about the landscaping and the maintenance and service providers. He also touched on the expenses and recent higher inflation associated with ownership and maintenance of the units. Randy topped it off with the fact that the Ridge maintained the Gold level status with RCI again this past year. This continues to a goal of the association for the Ridge owners to maintain a place we share with our friends, family, and guests. We hope this place will be here for the generations to come and we are very proud of that endeavor.

Jim had the privilege to lead our board in presenting Gary Bell with a plaque for his many, many years of service to the Ridge condo's. The plaque names the meeting/rec room after Gary as an honor for those years and dedication. Thank you, Gary!

Gary shared some history about the Ridge and its beginnings back in 1988. He shared how things were developed and completed. He also detailed how part of the original owners would get fresh orange juice and have their fireplaces lit as the wanted or needed. Coincidentally he brought orange juice to the meeting for all of us to enjoy. So appropriate.

Devin was now back with the votes and wanted to give us a report. She detailed she had votes from 29 different units and the votes were unanimous for Randy and Will to continue their roles with no opposition.

Randy motioned to break from the general session for an executive session at 10:40am.

He noted we were getting back together to the general session as soon as possible with any motions and final conversations.

The board finished our executive session and regrouped at 11:45am. Randy asked for a motion to approve the board as determined by the election, Will motioned to approve, and Lyndsay was the second. All were in favor. The board was accepted.

Traci O'Hearn gave us all a report of communications from owners and asked the board again about how the owners should send in questions and concern. Traci also reported about the surveys and how they are showing a trend of maintenance items from owners that need a better tracking system and follow up to the owners and guests. She reminded everyone that there are QR codes in some of the unit closets that take you to the owner's website for meeting dates and schedules. She shared that there could be a separate QR code for maintenance issues so they can be acted on quicker. The owners had conversations while the board was out, and it included a past chairperson and board members. They talked about the flooring and inside of the units as far as being able to control or regulate the interior decisions as it relates to others or noise transmission to other units. Nancy who is an owner in Unit #1 expressed the much higher level of noise she now hears since the upper unit changed their floors to a LVP type product with Board approval. Nancy had email to Randy in April shortly after they were installed noting the very noticeable increase in noise and asked for help and clarification in the

matter where she was under the understanding the board had voted to not allow LVP type flooring. Randy said he would add that to the November meeting agenda.

Lyndsay motioned to work on clearly defining the permanent fixture or not a permanent fixture document and will help review, clarify, and communicate that at our Nov. meeting. Jim was the second and all were in favor.

Randy asked for a motion to adjourn at 12:12 pm, Lyndsay motioned & Jim was the second, all were in favor.