

The Ridge Homeowners' Association

Annual HOA Meeting Minutes

April 25th, 2018

Call to Order 6:05PM - The meeting was called to order at The Federal Way Community Center by Board president Mark Tetzloff, who introduced his fellow Board members: Annemarie Flaherty, Michele Graf, Sonja Bert, Aline Carnahan and Dave Hamilton. Correna Hill represented Targa. 36 homes were represented in person, and another 47 homes were represented by proxy, for a total of 83 homes, well above the forty-six (46) homes needed for a quorum.

1) **Approval of Minutes of 2017 Annual Meeting**

The minutes of the March 21, 2018 Board meeting and the minutes of the 2017 Annual Homeowners' Association Meeting were approved and signed by the secretary.

2) **Board Elections**

There were three open positions on the Board, two being vacated by the completed terms of Aline Carnahan and Dave Hamilton. There was another position that was vacated by a Board member's resignation earlier in the year.

President Mark Tetzloff presented the Board's slate of candidates for each position, then opened the floor for nominee for any additional nominations. There were no nominations from the floor, so the president called for a vote on each position and the three Board candidates were unanimously elected.

3) **Review of 2017/2018 accomplishments**

President Tetzloff reviewed the Board's accomplishments over the past year. Many homeowners expressed concerns regarding security, including trespassers, homelessness, and porch theft. The board had contacted the police no less than five times in the last six months regarding tagging, homeless sleeping in the park, prowlers, speeding and property destruction. All agreed that the best thing to do is call the police whenever anything suspicious happens. The more calls from the Ridge the more patrols will roll through. Everyone should be watching their neighborhood and reporting to each other and the authorities. The Board had looked into having private security patrols; however, the cost is prohibitive at about \$950/mo. without much effectiveness.

The Board had three large downed trees removed from Picnic Park. They were blown down at the late winter storm. Their removal was not covered by insurance. The Big Park sustained damage due to vehicles mischief following a snowfall. This damage was covered by insurance.

Ridge volunteers continued to weed the traffic circle on 10th Avenue. There is one and one-half year remaining on the Ridge's agreement with the City of Federal Way.

Several small projects and other efforts to maintain the high quality of the Ridge were mentioned.

4) **2018/2019 plans**

Vice-president Anne Marie Flaherty reviewed plans for actions in the coming year. One issue that drew

a good bit of discussion was the need to update the Big Park's playground, to enhance the safety of the equipment and to bring it up to code. The Board identified the design of a new playground as a priority item for 2018-2019, with construction to follow shortly thereafter.

An Association member asked for a show of interest in participating in a disaster preparedness discussion at the Annual Night Out. There considerable interest shown, and the Board will work to make it happen.

4) Financial Report

Treasurer Michele Graf reviewed the 2017/2018 financial statements, income and expense, total assets, and highlighted that dues will remain unchanged for the 6th year in a row.

5) Roads Review

At-large member Dave Hamilton reviewed the status of the road easement work with PSE, detailing how protracted and difficult that effort has been. He explained that at the same time the Board has been working with the City of FW to conclude on the transfer of the roads in Division 1 and 2, to the City, in order to schedule the paving of those roads in the spring of 2019. PSE needs to be brought to the table to conclude on the easement issue.

6) Open Forum

1. The combination for entry to the tennis court was requested. If a homeowners needs the combination, they simply need to email any board member to get it.
2. There was a request to pressure wash tennis court, doing so very gently. The Board will see about grouping it with its planned pressure washing of the common fences.
3. There were further discussions about security and how HOA members could be notified if there was a security related event. Board member and web-master Sonja Bert will set up a private Facebook page for The Ridge
4. Speeding along 4th Ave SW continues to be a big problem. An Association member will draft a petition for all members to sign to get the City to address the speeding issue.

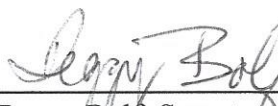
7) Adjourn

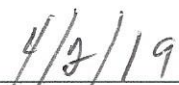
The meeting was Adjourned at 8:00PM

Board Officers for 2018-2019

A very brief meeting of the new Ridge Board of Directors was called immediately following the adjournment of the Annual Meeting, at which Rob Graf was elected HOA president, Anne Marie Flaherty was elected vice-president, Aaron Bert was elected as Secretary and Michele Graf was elected Treasurer.

Minutes approved April 2, 2019. Attested by


Peggy Bolf, Secretary


Date