

Ridge HOA Annual Meeting Minutes

July 5, 2023

- I. **Call to order:** 6:09 pm – Board Members in attendance; Derek Marino, Casey Hawk, Dale Danielson, Keith Franke and Rob Graf. Targa Property Manager Mark Pierovich attended as well. Forty (40) homes had their homeowners attend, and another 43 homes were represented by proxy, bringing the total of Ridge houses represented to 83. That was well over the 20%, or 46, needed for a quorum.
- II. **Approval of Minutes:** The Minutes of the 2022 Annual Meeting were approved.
- III. **Election of Board Members:**
 - a. The Board's Slate of Nominee was presented:
 - i. Mike Hoefel; Position 4
 - ii. Bruce Kannenberg; Position 5
 - iii. Daniel del Rosario; Position 6
 - iv. Rob Graf; Position 7
 - b. Nominations from the Floor at the Annual Meeting were
 - i. Debbie Booker; Position 6; self-nominated
 - ii. Phil Philbrick; Position 7; self-nominated
 - c. The Boards Slate for Positions 4 and 5 were unopposed; therefore Mike Hoefel & Bruce Kannenberg were elected to those respective positions by voice vote.
 - d. Positions 6 & 7, with multiple candidates for each position, were then voted on in accordance with Ridge By-Laws. That resulted in the election of Daniel del Rosario to Positon 6 and Rob Graf to Position 7.
- IV. The election results were then adopted by unanimous voice vote. (For future reference, this was not a necessary step under the Ridge By-Laws.)
- V. **Security Update:**
 - a. Casey Hawk, VP, Introduced F-Dub Services Inc. owner Josh Haglan.
 - i. Phone number for owners to call to report incident or receive response is 253-883-7761
 - ii. F-Dub Services received 1st Place for Security Services of "The Best of Federal Way" for 2023 as voted by Federal Way residents.
 - iii. Use a combination of high visibility patrols and fast response from residents for help or concerns.
- VI. **Treasurer's Report:**
 - a. Financial condition of the HOA is good
 - i. The Board invested excess cash reserves into a Certificate of Deposit for higher yield.

- ii. Payments for loan related to the transferred to the City of Federal Way will continue for approximately 18 months, unless there is a decision to pay off the loan early.

VII. 2022-2023 Accomplishments:

- a. Mailbox survey conducted detailing the clusters that require immediate attention (Derek & Keith)
- b. Repaired damaged tree (west) by supporting / bracing (Derek & Casey)
- c. Monument letter damaged from vehicle was repaired, painted, and re-installed (Casey)
- d. Monuments were treated for moss and algae growth (Keith)
- e. Completion of plantings to multiple islands (Casey)
- f. Lawn and Shrub survey/evaluation completed and corrections mailed (Derek & Casey & Rob)
- g. Welcome baskets delivered to new residents (April Marino)
- h. F-Dub Services patrols to south entrance increased (Casey)
- i. Received bids from two other security firms for due diligence
- j. Recruited Rob Graf to Board to fill vacancy left by Garth Ward's departure
- k. Received, reviewed multiple architectural applications
- l. Streamlined the application process
- m. Community Rules were updated
- n. A Ridge couple was recognized for their contribution to The Ridge; they pick up trash throughout the neighborhood on their daily walks

VIII. Focus Ahead:

- a. Tennis Court
 - i. Resurfaced 9 years ago
 - ii. Damage from tree roots and underground water makes resurfacing not an option
 - iii. Need to properly evaluate the hydrological and geotechnical properties of the park to determine options and the best path forward
- b. Mailbox Stands / Clusters
 - i. Completed two repairs this year
 - ii. 4 more slated for next year
 - iii. Owners encouraged to gently pressure wash and paint to maintain appearance. The paint color is on the HOA website
- c. Reserve Study is in need of updating
- d. Repair of and / or replacement of curbing around islands
- e. Trees falling down along 7th Way; please sign up to help

IX. Open Forum

- i. A resident requested that the website be updated including meeting minutes

- ii. Creation of a Community Chat was suggested
- iii. A Zoom Meeting option was suggested for Board Meetings for residents that are out of town
- iv. Clear holders on mailbox stands suggested for resident notices and meetings
- v. Question from resident of who maintains streetlights. PSE maintains them. If a light is out, residents can notify PSE online using the light pole identification number.
- vi. National Night Out will be on August 1st
- vii. Community Garage Sale will be on July 15th
- viii. Resident suggested a Community Library

X. Meeting Adjourned at 7:55 PM

Minutes Approved: July 17, 2024



Keith Franke, Secretary