

## Ridge Annual HOA Meeting Minutes

July 27, 2022

The Annual Meeting of the Ridge Homeowner Association was called to order with Board members Derek Marino, Casey Hawk, Julia Guzman, April Marino and Garth Ward present. They were then introduced.

The minutes of the 2021 Annual Meeting were approved.

Board President Derek Marino provided the Financial Report, highlighting the limited capital spending, the significant decline in the loan balance, and how reserve savings are being accrued.

Board member Casey Hawk provided an update on security activities within the Ridge.

President Marino then highlighted the following HOA's 2021-2022 Accomplishments.

"Over the past few years, the previous board of directors were able to accomplish many items. Because of this, over the past year, we have been able to minimize our expenditures and continue to pay down the loan from the roads transfer. We have solicited bids for replacing the tennis courts. We are saving as much as possible for this which need serious care and have incurred much damage from the surrounding trees." We have continued to enforce compliance of our community rules as needed. These include roof approvals, yard appearance, garbage cans, non-working vehicles, architectural changes, and short-term rental issues. Renters continue to be our biggest enforcement obstacle. We need to continue to monitor these to make sure they keep the property on par with the rest of the community. Other items mentioned were the Annual Holiday light Contest, the Annual garage sale, the focus on future capital needs such as the replacement of the tennis/pickleball court.

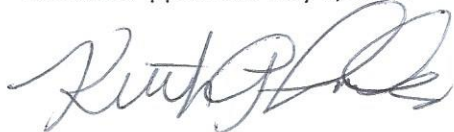
The election was held and Keith Franke was elected to a three (3) year term.

President Marino provided the HOA's priorities for the coming year. They were the previous mentioned focus on the tennis/pickleball court. Other items identified for study were the placing of solar streetlights on 7<sup>th</sup> Way S, review ideas related to the rebranding of the Ridge Logo, working with Earthtech to manage wet springs better, the possible change in landscaping contractor, continuing security awareness and continued focus on noncompliant issues.

The meeting then moved to the community Open Forum where homeowners were allowed to question, or comment on issue they chose to. The vast majority of the questions and comments were related to safety and security and the enforcement of Community Rules.

Finally, the HOA recognized April Marino and Julia Guzman, whose terms as Board members were expiring, for their service to the Ridge. The meeting was then adjourned.

Minutes Approved: July 5, 2023

A handwritten signature in dark ink, appearing to read "Keith Franke", is written over the "Minutes Approved" line.