

Ridge HOA Board Meeting Minutes  
August 11, 2020

- I. **CALL TO ORDER:** Meeting was called to order at 6:05PM at the Big Park Pavilion. Board members present were Rob Graf, Derek Marino, Peggy Bolf, Michele Graf, April Marino & Scott Garcia. Targa property Manager Mark Pierovich was also in attendance.
- II. **APPROVAL OF MINUTES:** Minutes from the July 7<sup>th</sup>, 2020 Board meeting were approved.
- III. **HOMEOWNERS FORUM:** No non-board member homeowners were present
- IV. **FINANCIAL REPORT:** Treasurer Michele Graf provided the July, 2020, financial report. There were no unusual expenditures, so year-to-date we remain under budget. Emails were sent to three homeowners with significant outstanding dues. The Board reviewed the policy and timing, due to Covid, of sending statements to homeowners with delinquent accounts. A motion was made and passed to authorize moving \$70,000 from the Targa cash account to the HomeStreet reserve account.
- V. **BUSINESS ITEMS:**
  - a. **Ratification of sports court and Tennis court rules:** Motion was made and passed. Will go into effect August 21, 2020.
  - b. **Tennis Court Combination:** Need a part from Secoma Fence to input new code. We will notify home owners as soon as new code is in place.
  - c. **Island Master Plan:** In an attempt to keep plantings simple, easy to care for and uniform throughout community, the selection of plantings has been narrowed to ornamental cherry trees and a limited variety of shrubs. The next step is to acquire bids on the purchasing and planting of the trees and shrubs.
  - d. **Security:** Continue to receive positive feedback about our Fdub patrol security company. The current six-month trail contract expires September 30. Peggy will reach out to Fdub about securing a new one year contract, to be effective October 1, 2020.
  - e. **Adult Workout Stations & Walking Path:** The Board is examining its development in phases, but tabled it until island plantings are finished.
  - f. **Rock & Flag Pole:** This item was also tabled until after the island planting are finished.
  - g. **Proposed Ridge Brand & Logo:** While this item have been on-hold, Derek & April had recently taken some photos of Cascade ridge lines that they thought might be of use.
  - h. **Road Status:** Rob spoke with City about the crack sealing that is still to be completed. The City hoped to have this work completed within the next two weeks. The replacement of street signs, removing the private roads signage, is done through King Co., which may take a good bit longer to complete.
  - i. **Rules Enforcement:** Certain sidewalks have been recognized as tripping hazards. We will inform the City. A few driveways were identified as needing repair, the associated homeowners will be sent letters giving them notice to start budgeting in order to make repairs next year. Our property manager, on his next survey, will identify homes needing to be repainted and houses with shrubs needing to be cut back off of sidewalks.
  - j. **Annual Meeting:** Due to continuing Covid restrictions, no decisions was made. The Board will continue to monitor the situation and discuss options.
- VI. **ADJOURNMENT:** Meeting Adjourned 7:03PM

Approved on August 31, 2020 Attested by

Peggy Bolf, Secretary

**August Action Items:**

1. **DONE** - Rob to obtain tool to change tennis court fence combination from Secoma Fence.
2. **DONE** - Derek to share recent photos for Cascade ridge lines.
3. **DONE** - Rob & Derek to determine path on purchase of plantings & planting contract.
4. **DONE** - Derek & Rob to then get bids for the planting of trees and shrubs.
5. **DONE** - Peggy to negotiate a new one year FDub contact for security patrols.
6. **DONE** - Rob to ask City about sidewalk tripping concerns. **City Marked Spots**
7. **DONE** - Rob to draft letter to homeowners to put on notice to budget for driveway repairs.
8. **DONE** - Mark to survey community for painting needed and plants overgrowing sidewalks.
9. **DONE** - Rob to share Mark's roofing concern with Roofing Committee Chairman.
10. **DONE** - Targa will move \$70,000 to HomeStreet Reserves