

Ridge Board & 2021 Budget Ratification Meeting

December 17, 2020

(via GoToMeeting during Covid pandemic)

- I. **Called To Order** at 5:37PM. Rob Graf, Derek Marino, Peggy Bolf, Michele Graf, Scott Garcia, Julia Guzman & April Marino attended via gotomeeting.com. Targa Rep, Heather Hoit, joined us also.
- II. **Ratification of 2021 Budget:** Only change in budget was a slight increase in dues from \$660 to \$700 annually, to cover the recently contracted for security patrols. This is the first increase in dues since 2013.
- III. **Approval of October 14 Minutes.** Motion was made and approved to accept these minutes.
- IV. **Homeowner Forum:** Homeowners Ned Teodorovic, Mike Hoefel, Darrell Fisk and Brad Hall participated. A homeowner asked about the continuing need and levels of reserves needed now that the roads transfer to city is complete. With future improvements, such as repaving tennis and basketball courts, re-curbng of islands and improvements to the Big Park, and repayment of the load that allowed for the road transfer, there is still a short term need for continuing to fund our reserves at current levels. Homeowners also expressed their positive reaction to participating in meetings via electronic means.
- V. **Financial Report:** Treasurer Michele Graf informed board that we continue to be on target to break even as we finish out the year, even in light of the additional security, tree removal and island plantings costs that were incurred. Motion was made and approved to accept November financial report.
- VI. **Business Items:**
 1. Our new Targa Property Manager, Heather Hoit, introduced herself! Welcome Heather!
 2. Earthtech completed repairs to two leaning mailbox stands. Ratification of funds was approved to pay for these repairs.
 3. The Board ratified the move of \$10K from HomeStreet reserves to the Targa operating account to cover some expected end of year costs.
 4. Termination of Ad Hoc Island Master planning committee. Trees were planted in October and ground cover was added earlier this month. Waiting on 24 California fuchsias ground cover plants to be planted next spring.
 5. Tennis Court lock has been replaced. This one seems to be working well!
 6. Our security patrol continues to deter mailbox thefts, but homeowners should make it a priority to get mail every day. Homeowner feedback on our security patrol continues to be positive and appreciative.
 7. Holiday lights contest: Each Board member will submit their top five homes to Derek by December 24th. The top three houses will be each be given \$10 gift card from a local coffee shop.
 8. Rob would like us to start thinking of creating a way to compile a Ridge archives. No action was taken, just a request to consider options for 2021.
 9. The Board voiced its displeasure and concern over Targa's unilaterally mandated use of its web portal to receive dues payments. Heather will check with Targa leadership about scheduling a meeting to address this and related issues. Targa plans to send another letter to homeowners addressing some questions, but Heather agreed to share a draft of the

letter with the Board prior to it being sent to Ridge homeowners. The Board asked Heather to convey to Targa leadership just how dissatisfied they were with what they see as a severe breakdown in our longstanding partnership.

10. Roofing Committee Chair Bruce Kannenberg submitted his annual report which identified four houses in need of rather immediate (this coming summer) attention to repair, replace or stain their roofs. Rob and Derek will review the report and then plan the path forward to address the report's recommendations.

VII. **Meeting Adjourned 6:50PM**

Approved: February 2, 2021

Attested:



Peggy Bolf, Secretary

Action Items:

1. DONE - Heather to provide answer on whether HOA can fund some, but not all, dues associated fees.
2. DONE - Heather to schedule an electronic meeting between Targa leadership and the Board.
3. DONE - Heather to provide a draft of the Traga letter to Ridge homeowners.
4. DONE - Rob & Derek to develop plan to implement Roofing Report.
5. DONE - Board Members will vote on Holiday Lights Contest.
6. TO BE DONE - Board Members will consider methods to retain Ridge archives.
7. TO BE DONE - The Board will establish a 2021 Nominating Committee at its next meeting.