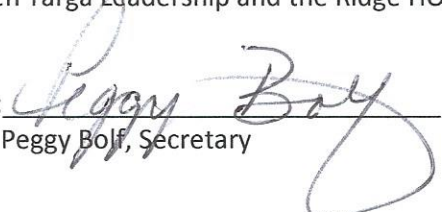


**Ridge HOA Board Meeting Minutes**  
**February 2, 2021**

- I. **CALL TO ORDER:** Meeting was called to order at 6:02PM via Zoom. Board members present were Rob Graf, Derek Marino, Peggy Bolf, Michele Graf, Scott Garcia, April Marino and Julia Guzman. Heather Hoit of Targa hosted the meeting.
- II. **APPROVAL OF MINUTES:** Minutes of December 17<sup>th</sup>, 2020, Board Meeting were approved.
- III. **HOMEOWNERS FORUM:** no non-member board members were in attendance.
- IV. **FINANCIAL REPORT:** Most homeowners successfully paid their January dues via new Targa Portal. The December Financial Report, showing a well within budget accounting in 2020, was approved.
- V. **BUSINESS ITEMS:**
  - a. Ratification of storm clean-up for \$750.00 to Earth Tec was approved.
  - b. Confirmed that for full and timely dues payments through the Targa Portal, the transaction fee of \$1.00 will be paid by the HOA, not by the homeowner. Targa will credit \$1.95 to the 66 homeowners who paid in full and on time, but were assessed the transaction fee prior to Targa making the adjustment to charge the HOA.
  - c. Annual meeting and elections: With Covid restrictions still in place, the Board will revisit the possibility of having a meeting in 6 or 8 weeks. The hope is that one can be held in the late spring or early summer, in the Big Park.
  - d. Nomination Committee for 2021 Board elections of Rob, Peggy & Michele was appointed.
  - e. Ridge Archives: Rob will work with Heather to see about getting historic Ridge documents electronically preserved. They will look into different options and their related cost.
  - f. Security Issues: Some mail theft has continued and one attempted break was reported. Both incidences were passed on to our security company and the FWPD.
  - g. Welcome baskets: Peggy and Michele will deliver the next round of baskets within the next few weeks. Michele will create a flyer to attach, informing how to log on to website to access vital information concerning architectural improvements, payment options and neighborhood happenings.
  - h. Sidewalk and curbing: Rob will engage the Federal Way Public Works Director concerning the identified sidewalks needing repair, and island curbing needs as well.
  - i. Logo and stone monument: Rob and April will present three options for a new Ridge logo. Once approved by the Board, Ridge homeowners will have a chance to participate in the selection of a favored logo. Rob will price out the purchase and engraving of a large stone and a lighted flagstone. Board would also like to see the branding of the new logo on the brick monuments within the community.
  - j. Targa Support: The Board expressed its gratitude to new Targa Property Manager Heather Hoit, for her many efforts in support of the Ridge. Heather and the Board will continue to encourage better communication between Targa Leadership and the Ridge HOA,
- VI. **Meeting Adjourned 7:23PM**

Approved: April 28, 2021

Attested:   
Peggy Bolf, Secretary