

Ridge HOA Board Meeting Minutes
January 7, 2020

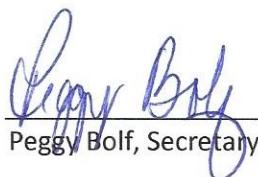
- I. **CALL TO ORDER:** Meeting was called to order at 6:15PM, at the home of Julia Guzman. Board members present were Rob Graf, Derek Marino, Peggy Bolf, Michele Graf, April Marino, Julia Guzman & Scott Garcia.
- II. **APPROVAL OF MINUTES:** Minutes from November 20, 2019 Board meeting were approved.
- III. **HOMEOWNERS FORUM:** Garth Ward attended.
- IV. **FINANCIAL REPORT:** Treasurer Michele Graf presented the November Financial Report, which as then approved. Michele also detailed the loan agreement that was obtained from Denali Credit Union so that the Board could conclude the Dedication Agreement on the Ridge's private roads, transferring them to the City of Federal Way. The Board discussed options and agreed on a strategy for repayment of the loan, and also agreed to remain with its current local bank for the time being.
- V. **BUSINESS ITEMS:**
 - a. **Holiday Lights** – Michele provided the Board with the results of this year's Holiday Lights contest.
 - b. **Road Transfer** – Rob explained how the Dedication Agreement with the City of Federal Way had been completed on Dec. 27, 2019, and that it was then recorded in King Co. on Dec. 30, 2019. The City will put the Ridge repaving out for bid, along with the rest of the City's 2020 program, in early January. The work will be done this Spring or Summer.
 - c. **Vendor List** - Scott and Julia have completed the development of a vendor list for our website. The HOA will continue to look for homeowners to provide highly recommended vendors to populate the web-site.
 - d. **Ridge Logo** – The Board reviewed two proposed logos and agreed to add a third prior to displaying them and asking for community feedback at the HOA's Annual Meeting.
 - e. **New Association Attorney** – The Board authorized Mark to engage a new firm to serve as the HOA's legal counsel.
 - f. **Pink House** – The Board discussed the history of how the pink house (as well as a green and a blue one) were allowed to be painted using non-standard earth tone colors. It was agreed that the Board would notify the owners in person and in writing of their need to obtain Board approval at the time their houses need to be repainted, and that their existing colors would not be among the approved colors.
 - g. **Logs on Lawn** – The Board will ask the new homeowner, who recently cut down some rather large trees on his property, to move the large cut rounds into his rear yard.
 - h. **Fence Needing Painting** – The Board will inquire as to when the homeowner that replaced two Common Fence slats will paint those slats to match the rest of the Common Fencing.
 - i. **Cherry Trees** – The Board discussed what happened to one of trees along SW 330th St. It was agreed that when we order the next Arborist Study in 2021, they should be tasked with reviewing and recommending what action, if any, should be undertaken with regard to those trees.
 - j. **February Meeting** – There will be no Board meeting in February, as there is no pressing business to attend to. The Board will next meet on March 4, 2020, at Targa's offices.

- k. **Annual Meeting** – The HOA's Annual Meeting was tentatively set for 6PM on March 25, 2020. Michele will try to acquire the Federal Way Public Library for that evening. If that is not possible, the Board will see if the Federal Way Community Center is available.
- l. **Nominating Committee** – Peggy, Michele and Rob, this year's Nominating Committee, proffered the nomination of Garth Ward for the position to be vacated by Michele Graf when her 3-year term expires upon the Annual Meeting. The Board unanimously approved that nomination and will vote to move it forward at their March meeting.

VI. **Meeting adjourned 7:38PM**

Approved: March 4, 2020.

Attested:



Peggy Bolf, Secretary

ACTION ITEMS:

- 1) **DONE** - Rob to draft letter to homeowners of pink house.
- 2) **DONE** - Rob to draft presentation slides for Annual Meeting.
- 3) **DONE** - Michele to connect Mark/Targa with Denali so that monthly load repayment can begin.
- 4) **DONE** - A Board member will contact homeowner about the logs in their front yard.
- 5) **DONE** - A Board member will contact homeowner about the need to paint their Common Fence.
- 6) **DONE** - Michele will see if FWPL is available for the Annual Meeting.
- 7) **DONE** - Mark will engage new counsel and set up meetings with Board.
- 8) **DONE** - Rob & Derek will meet with a delinquent homeowner once Mark confirms legal status.
- 9) **DONE** - Rob or Michele will visit all other seriously delinquent homeowners for final discussion prior to having new counsel take action to file liens.
- 10) **DONE** - Rob to provide Garth with Board Member questionnaire.
- 11) **DONE** - Rob to draft & finalize Annual Meeting Notice