

Ridge HOA Meeting Minutes

May 8, 2024

- I. **Call to order:** 6:35 pm – Board Members in attendance; Casey Hawk, Rob Graf, Derek Marino, Bruce Kannenberg, Mike Hoefel, Keith Franke, and Mark Pierovich (Property Manager).
- II. **Approval of Minutes:** Board meeting minutes from the March Board Meeting were approved.
- III. **Homeowners Forum:** No homeowners, other than board members, were present.
- IV. **Treasurer's Report (Rob Graf)** *Detailed report provided to board members.*
 - a. Cash and Reserves review; Cash Balance is \$145,907.52 and includes cash held by Targa, two CD's and a Money Market account at HomeStreet Bank.
 - b. Operating and capital expenses:
 - i. April monthly expenses were \$12,873.39 and over budget by about \$2,500. We had extra expenses for irrigation upgrades and repairs that contributed to the overage.
 - ii. The water bill was \$919.79 for the month with the water turned off for the winter except for the testing of irrigation repairs / upgrades. Most of the cost is related to meter charges and something called Lease Charge Water Fees. Rob is continuing to seek answers from Lakehaven Water District.
 - iii. Delinquencies were at 3.9k at the end of April, down another \$2,000 from last month.
 - iv. EarthTech's contract invoices failed to get posted / paid in the month that they should have. May will need to absorb \$10,800, which is the March, April, and May amounts.
 - v. We received and paid the \$3,250 final invoice for the Sports Courts Geotechnical study.
 - vi. It is still unknown when the rest of the payment for the curbing work through the City of Federal Way's contractor will be required. Rob will keep an eye out.
- V. **New Business:**
 - a. The Sports Courts Committee reviewed the Geo Technical report. The initial review indicated that choosing a different location may not be ideal as the water table is high in the proposed areas. The committee is focusing on using the same location instead.
 - b. Several Architectural / Landscaping committee projects were updated at the meeting.
 - i. The irrigation repairs and upgrades were completed by EarthTech. The head coverage and spray patterns are a huge improvement.
 - ii. Contracted curbing work: Rob is waiting to hear from the city's Public Works Director on when the curbing work will commence and when the payment will be required.
 - iii. Mark and Keith conducted a walk of the property on April 23rd. Several homeowners improved the conditions and thus did not receive letters. Letters were sent to those owners that did not meet The Ridge standards.

- iv. Robert Bickle has joined the Architectural and Landscape Committee. He has so great ideas for the Big Park. The ALC members should meet to discuss these ideas and report back to the board.
- c. Security and Safety Update: The addition of daytime on-call response with one daytime patrol to the contract is going well. There will be a report provided and the end of May to indicate the effectiveness of the additional cost. Casey will request Josh at F-Dub to attend the annual meeting.
- d. Community Outreach update:
 - i. An email requesting volunteers for Board Membership was sent. The nominating committee represented by Casey, DJ, and Keith had not received any interest. We need to have more nominations in the next 2 weeks. Several candidates were mentioned.
 - ii. Welcome baskets have been delivered to all new owners up to February 22nd, 2024. Mark will send DJ an updated list and he will forward it to the team for delivery.
 - iii. Upcoming community engagement events:
 - 1. Annual Garage Sale; July 13th, 2024
 - 2. National Night Out; August 6th, 2024
 - 3. Annual Meeting; July 17th, 2024
- e. Roofing Committee: Bruce conducted the roofing survey in April. There are only 19 homes with wood roofs. Of those, five are on a "homeowner to monitor" status. The board decided to not send out letters this year. The next roofing survey will be done next year.
- f. Discussion regarding homeowner disputes and the board's involvement. There is very little authority that the board has regarding disputes between neighbors. Mediation attempts have not been effective so far.
- g. Prior to the curbing work in The Ridge, there is one mailbox that must be relocated, and some asphalt paving corrected at a cost of \$4,950.00. This work has been approved by the board. Casey and Rob investigated the island and found that the size can be reduced with the following benefits:
 - i. Easier navigation by larger vehicles
 - ii. Less damage to future curbing
 - iii. Better parking for guests
- h. There are two cottonwood trees in the Picnic Park that must be removed. The cost for this is \$3,520. The board approved this work to be done in July.
- i. All board members were asked to forward all 2023/2024 "Ridge Board" accomplishments to DJ who will prepare them for presentation at the annual meeting.

VI. Meeting Adjourned at 8:42 PM

VII. Next Board Meeting scheduled for: June 12th at 6:30 PM.

ACTION ITEMS:

1. Casey will ask Cindy (D5 L33) if she would like to be nominated to serve on the Board. **DONE**
2. Mark will provide the Community Outreach Committee with the list of new homeowners that came into the Ridge AFTER the February 22 list. **DONE**
3. DJ will review the past year's minutes and web information to collect the Board's 2023-2024 Accomplishments List.
4. All Board members will submit to DJ any known accomplishments to be added to that list.
5. Rob will hand-deliver nine overdue dues letters and also email them with cc:s to Mark for the file. **DONE**
6. Rob to award the removal of two Pic Nic Park cottonwood trees to the successful bidder for **completion in July**.
7. Casey to secure contracted services to repair asphalt and relocate mailbox cluster. **DONE**

Minutes Approved: June 12, 2024

A handwritten signature in dark ink, appearing to read "Keith Franke", is written over a horizontal line.

Keith Franke: Secretary