

Ridge HOA Board Meeting Minutes

May 3, 2023

- I. **Call to order:** 7:01pm – In attendance; Derek Marino, Casey Hawk, Dale Danielson, Keith Franke, Rob Graf, April Marino, and Mark Pierovich. Rob and April are members of the ACC committee.
- II. **Approval of Minutes:** Approved
- III. **Homeowner's Forum:** Mark requested any input from homeowners;
 - a. Homeowner question regarding the possibility of The Ridge becoming a gated community. Rob Graf (ACC Committee) discussed the history of the roads; private to public and how it is really not possible.
 - b. The Philibricks re-iterated their appeal of the ACC Committee's rejection of their paint color. They painted their house without following the approval process. Their application was completed after the home was painted. They are seeking an exception to the published HOA process. Several neighbors of the Philibricks voiced their approval of the color. The Board heard all of the Homeowner comments and concerns. Derek Marino committed to a final Board decision within one week.
- IV. **Financial Report:** Through March 2023 – Approved
 - a. Delinquencies; far too many (22% of Owners) have a past due balance. Mark indicated that 2 letters and 1 email have been sent to past due homeowners. Mark agreed to make calls to the 12 Owners that have the highest balances and to send lien letters to those nearing \$800.00 past due by the end of the week. Next board meeting to include an agenda item to brainstorm solutions to the growing AR list.
 - b. Dale suggested moving a portion of the cash reserves to a CD in order to receive a higher yield. Dale will look at options and present at the next meeting.
 - c. Dale requested the financial report reflect the updated loan principal balance. It does not appear to be getting updated.
- V. **Business Items:**
 - a. Monuments update: The monuments have been sprayed with outdoor cleaner / moss killer. They will get sprayed again in June. They may require brushing to remove the moss build-up after it is dead.
 - b. Island update: The plantings are complete and look good. Many neighbors have complimented the improvements. The two islands still require mulch for fill and to reduce the weed growth. Mark to have Earth Tech add the mulch.

- c. Lawn / Shrub update: Derek walked the neighborhood and noted the lots that needed lawn work and shrub work. Some needed both. 80 homes total needed letters. Mark agreed to mail out letters by the end of the week.
- d. Mailbox conditions: Derek walked the neighborhood and checked the condition of the mailbox clusters. He will clean up the list and bring the information to the next board meeting.
- e. The tennis court net requires replacement. Rob has Mike's contact information (Vendor contact for tennis court accessories) and he will reach out for an estimate.
- f. Motion raised to have Earth Tech mow the grass between 5th Ave fences and the sidewalk. Rob will speak with his neighbor first and ask if he has a plan to correct or perhaps eliminate the grass.
- g. Targa's monthly walk at The Ridge will happen Friday 5/5 at 10AM. Casey will accompany. Mark will forward the written report to The Board.
- h. The Architectural Committee will draft a proposal of rule changes / clarifications for home painting to The Board for approval and adoption by the newly added June 7th Board meeting.
- i. Board meeting schedule : June 7th, July 5th, September 6th, November 1st.
- j. Community garage sale set for July 15th. Keith would like to hang the banner this year.
- k. Annual Meeting set for July 5th.
- l. National Night Out is August 1st; the Board agreed to participate.
- m. The Roof Committee completed a review of the existing wood roofs and their status / condition. Bruce, the Roof Committee representative, requested that letters go out to homeowners that have been identified with aging roofs.
- n. Garth Ward has moved out of The Ridge and resigned from The Board. Motion was raised to appoint Robin Graf to the vacant position. There was a second on the motion. Rob is appointed.
- o. There are open Board positions. The Board should be pro-active in identifying potential members.

VI. Meeting adjourned at 9:45 PM