

## Ridge HOA Board Meeting Minutes

November 2, 2022

- I. **Call to order:** 7:03pm – In attendance; Derek Marino, Casey Hawk, Dale Danielson, Garth Ward, Keith Franke (7:15), and Mark Pierovich
- II. **Approval of Minutes:** Approved
- III. **Financial Report:** As of September, 2022 – Approved
- IV. **Business Items:**
  - a. Delinquencies are declining. One property is in arrears over \$1,700. Mark will escalate to lien property for delinquency and fees.
  - b. Review of 2023 draft budget. Discussion of increasing HOA maintenance fees. While current loan pay-off hampers the ability to perform larger capital projects now; in 2 years after the loan is paid off, there will be money available to re-evaluate, budget, and proceed. Draft budget will be modified to reduce “Reserve” deposits by \$10,000 (from \$40k/year to \$30k/year). Budget will be re-sent after modification.
  - c. 2023 Budget Ratification meeting set for December 7<sup>th</sup>, 2022 at 7:00 PM at the Targa Management office.
  - d. Yard(s) out of compliance will receive fines. Mark to send letters, emails, and phone calls to the offenders. Same for owners of residence with paint sample stripes.
  - e. Tarped vehicles remain. Mark does not feel this is an action item as it does not break any specific rule unless they are “non-operational”. Currently, there is not enough to establish the latter.
  - f. There is a residence that appears to be operating a Day Care business out of the home. This is a direct violation of the HOA regulations. The challenging part is how to prove it. Mark has contacted the residence owner(s) and they deny running a business out of the home. Mark will take action if there is evidence; advertisements, admission, client testimonial, etc.
  - g. The first home on the right as one enters “The Ridge” on 7<sup>th</sup> Way has not had the clearing done next to their fence on the Ridge property. Earth Tech was to have done this at the same time as the tree remove, but it has not been done. Mark will make sure this gets done.
  - h. Garth investigated sign options to repair / modify the existing monuments. The options were all very expensive (thousands of dollars). Casey has been piecing together the “R”

fragments and rebuilding it. He has a little more work to do and then color match and paint. Everyone is thankful for his efforts.

- i. Derek is frustrated with the Comcast pedestal adjacent to the Big Park. It is ugly and unsafe. Mark hasn't had any luck reaching anyone a Comcast who cares. Dale suggested reaching out to the Utility Commissioner. Mark will give that a try.

V. Meeting adjourned at 8:15 PM