

HOA Board Meeting Minutes
September 17, 2025

- I. Call to order: 6:00 PM** – Board Members in attendance; Rob Graf, Derek Marino, Mike Hoefel, Bruce Kannenberg, Marcus Jackson, DJ del Rosario, and Vicki Ennesser (Property Manager).
- II. Approval of Minutes:** Meeting minutes of August 2025 were approved.
- III. Homeowners Forum:** No homeowners, other than board members were present.
- IV. EZEE Fiber Internet Presentation**
 - a. Homeowners may have received literature in the mail and/or spoken to an EZEE Fiber representative in person.
 - b. An EZEE Fiber representative joined the board meeting to give a 10-minute presentation on the following aspects of their service:
 - i. EZEE Fiber is a Houston based business who has invested \$250M in Washington state.
 - ii. Lifetime pricing model
 - iii. Service included router in addition to local support in Kent, WA.
 - iv. No data caps.
 - v. Free installation – they ONLY provide internet service.
 - vi. Fully fiber optic = speed of light.
 - vii. Greater bandwidth, latest WiFi technology.
 - viii. 2 gigs = \$89/month; 5 gigs = \$99/month; 8 gigs = \$119/month.
- V. Treasurer's Report (Prepared by Mike Hoefel).** Detailed report provided to Board members prior to the meeting.
 - a. As of 8/31/25, reserves in Mechanics Bank (formerly Home Street Bank) were \$53,396. US Bank checking account balance was \$84,207 and \$11,761 in our market rate savings.
 - b. The Board budgeted \$11,955.00 in operating expenses for the month of August, however our operating expenditures were \$12,368.46 or \$413.46 over budget. There were \$2,753.35 charges for irrigation work from Tim's that should be reclassified to minor capital as well as Rob's purchase and installation of the lock to the sport court for \$781.88 all of which would put us under budget for the month of August.
 - c. Expenditures incurred but will be paid and posted in September are: CTR Concrete- Final payment of \$25,346 (from capital reserves) for the tennis court renovations. Other expenses for Tim's Landscape for sprinkler repairs/replacements and moisture meters installed at both parks.

- d. The Board should have \$85k in reserves by the end of the year.
- e. In August, we collected \$1600 in HOA dues, \$150 in late fees, and \$250 in move in fees.
- f. The Board ratified the request to reimburse folks for purchasing the bench (for the tennis court), plants, shrubs, and trees that will be planted in the area in front of the tennis court.
- g. For 2026, budgetary expenses will be broken into more specific line items so we can more accurately capture expenses in the right categories. Capital expenses will be separated out.

VI. New Business/ Committee Reports

- a. **Community Engagements:** The members of this committee are Sherri, Michelle, Cindy, Jessica, and DJ. When new residents move in, Vicki (Zaren-Sayre) will email DJ to let him know. DJ will draft the welcome letter and send it to Vicki to approve. Once approved, the letter and welcome basket can be delivered to the new resident(s).

There are currently two new homeowners, but Vicki does not have their phone numbers or email addresses. Rob plans on knocking on their doors to get contact information so we can send the welcome baskets

- b. **Safety and Security:** Cindy was not at the meeting to report out, but it was said that there seems to be more patrols occurring from F-Dub security services.
- c. **Sports Court:** The sports court is now complete. The signage the Board approved to communicate the tennis court rules are now posted on the fence of the court. The Board is also looking to add a screen to separate the pickleball court from the tennis court. This would serve as a safety precaution to prevent balls from the tennis court from rolling onto the pickleball court if both courts are being used at the same time.

The Board needs to determine the best time to resurface the basketball court (maybe June 2026). This will include adding basketball court lines as well as a pickleball court on the basketball court. The original quote was \$8,500 but will need to verify if that quote will still be good until next year.

- d. **Roofing:** Another roof has been replaced. We are now down to only 13 wooden roofs left in the Ridge.
- e. **Architectural and Landscape:** There have been about a dozen applications for work including artificial grass installations, solar panels, painting, etc. October 4th will be the next Ridge Yard Walk.

VII. Meeting adjourned at 7:30 PM

Next HOA Board Meeting Dates: November 19th, and December 17th. There will not be a meeting in October.

Approved on November 19, 2025



Marcus Jackson

Marcus Jackson, Secretary

Action Items:

1. Rob to send Ridge Bin Notice to all Board members - **DONE**
2. October 4th Yard Walk (final of 2025) April, Marcus, Rob & Vicki – **DONE**
3. Bruce to acquire and install pickleball court separation fence – **DONE**
4. Robert & Rob to supervise South Park Plantings - **DONE**