

**HOA Board Meeting Minutes
December 17, 2025**

- I. **Call to order: 6:00 PM** – Board Members in attendance; Rob Graf, Cindy Sanders, Mike Hoefel, Marcus Jackson, DJ del Rosario, Vicki Ennesser (Zaran Sayre)
- II. **Approval of Minutes:** Meeting minutes from November 19, 2025, Board meeting was approved.
- III. **Homeowners Forum:** No homeowners, other than board members were present.
- IV. **Treasurer's Report (Prepared by Mike Hoefel).** Detailed report provided to Board members prior to the meeting.
 - a. As of 11/30/25, reserves in Mechanics Bank were \$53,443.92. US Bank checking account balance was \$25,091.81 and \$11,768.48 in our market rate savings for a total of \$90,304.21.
 - b. The Board approved moving \$26,556.08 from US Bank to The Ridge's Mechanics bank account. This move is to put us in position to earn more interest. \$80k was placed in a money market account that will yield interest of 2.9%.
 - c. Tim's Complete Landscaping was paid twice in November, because of delayed billing, so no December payment is needed.
 - d. Year-to-date balances indicate significant savings from last year primarily due to moving to new property management and landscape companies.
 - e. The 2026 annual budget was ratified during the Budget Ratification Meeting held just prior to this meeting.
- V. **New Business/ Committee Reports**
 - a. **Community Engagements:** DJ received addresses for 3 new homeowners to distribute welcome baskets. If the homeowner is home when he delivers the baskets, he will try to obtain their email addresses. The decision was made to include a copy of the HOA rules with the welcome baskets.
Holiday Lights Contest – Homeowners requested to be informed of the winners of the contest before Christmas so they might see who the winners are. DJ will try to have the results to Cindy by December 22nd, at which time she will post the winner on our website.
 - b. **Safety and Security:** F Dub monthly security bill has increased due to a new WA State Tax. The bill was typically about \$950 but will now be \$1,041. The mailbox stand on 7th Ave SW that the board voted to fix last month was repaired earlier this month.

- c. **Sports Court:** The Board approved the purchase of a Pickleball net on wheels for the tennis court. We expect the cost to be no more than \$500. The Board received a quote of \$48k to resurface the basketball court, which is not being considered. We will look to obtain more favorable bids early next year.
- d. **Roofing:** No report
- e. **Architectural and Landscape:** Cindy will start reaching out now to get bids to paint the common fences this summer. We will also look to repurpose the dirt we will be moving from the south end of the Big Park to create a berm in that area.
- f. **Commercial Vehicle Parking** - There was a brief discussion about what constitutes a commercial vehicle and to what extent unmarked large vehicles should be allowed to park in the driveways of Ridge houses. For now, it was concluded that moving those vehicles to the street would only make conditions worse, yet the Board recognized that the parking of those vehicles significantly detracts from the aesthetics of our community.

VI. Meeting adjourned at 7:15 PM

Next 3 HOA Board Meetings:

- January 21, 2026
- February 25, 2026
- March 18, 2026

Approved: January 21, 2026



Marcus Jackson, Secretary