

**HOA Board Meeting Minutes
February 25, 2026**

- I. **Call to order: 6:00 PM** – Board Members in attendance; Rob Graf, Cindy Sanders, Marcus Jackson, Bruce Kannenberg, Mike Hoefel, Derek Moreno, Vicki Ennesser (Zaran Sayre)
- II. **Approval of Minutes:** Meeting minutes from the January 21, 2026 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. \$80,000 in Money Market account at Mechanics bank.
 - US Bank checking account currently has \$84,000.
 - US Bank savings account currently has \$213.84 which will transferred to the checking account.
 - b. Delinquencies decreased from 16 homes owing \$6,400 on January 31st to 10 homes owing approximately \$4,000 as of February 25th.
 - c. January's expenditure was low, totaling \$5,900.
 - d. The Board approved moving \$25,000 to reserve account.
- V. **New Business/ Committee Reports**
 - a. **Community Engagements:** Nothing to report currently.
 - b. **Safety and Security:** A stranger has been noticed walking through the neighborhood. He wears grey pants and a navy hooded sweatshirt. Security questioned him and he stated he lived on one of our streets but didn't provide an actual address.

Rob inquired about getting stop signs added on both ends of 5th PI SW, but the City of Federal Way did not approve.
 - c. **Sports Court:** Still no viable bids for resurfacing and painting the basketball court. The plan is to also paint pickleball lines on the basketball court, so pickleball can also be played there, too. The Board will continue to obtain more quotes.

- d. **Roofing:** Nothing to report currently.
- e. **Architectural and Landscape:** Surveys were sent out to all 229 Ridge households outlining three options for what to do the landscape on the West side of the Big Park. The Board received 86 responses, with the most houses voting for leaving it as is but tossing wildflower seeds in the area.

No update on bids to paint the Common Area Fences this summer. Vendors will be asked to pressure wash the fence sections, allow drying time, and then apply a fresh coat of Behr Elephant Skin paint.

The Board is planning to create the berm and add mulch on the south end of the Big Park sometime in April. Derek will be getting bids for the mulch and check pricing for renting the machinery we will use to move the dirt. The Board will also work with our irrigation folks to adjust the sprinklers to properly water the new trees and shrubs that were planted in that area.

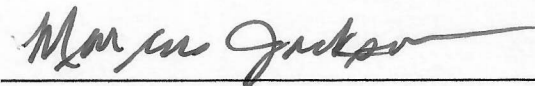
The Board reviewed a bid of \$1,500, plus WSST, and authorized the removal of two dying trees in the Pocket Park. Both trees were removed on Friday, February 27th.

VI. Meeting adjourned at 7:30 PM

Next 2 HOA Board Meetings:

- March 18, 2026
- April 22, 2026

Minutes Approved – March 18, 2026



Marcus Jackson, Secretary