

**HOA Board Meeting Minutes
March 18, 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 February 25, 2026, Board meeting was approved.
- III. **Homeowners Forum:** No non-Board homeowners were present.
- IV. **Treasurer's Report (Prepared by Mike Hoefel).** Detailed report provided to Board members prior to the meeting.
 - a. \$25,000 was transferred from US Bank (USB) checking account to Mechanics bank Money Market account, increasing that balance to \$105,000. USB checking account currently has \$55,932 after moving the \$25k. \$213.84 in USB savings will be transferred to the USB checking account and the savings account will be closed.
 - b. Income from HOA dues were \$89,000 of the \$91,000 expected.
 - c. Delinquencies are \$1,923 & one violation stands at \$1,492.92.
 - d. February expenses totaled \$7,372, slightly below the budgeted amount of \$7,559. Year-to-date, expenses are \$13,300 against a budget of \$13,728.
 - e. Like our water bill has been over the past two years, our electric bill is our focus this year. An unused PSE meter, costing over \$20 per month, has been disconnected at the south entry, and Board V-President Cindy Sanders has worked with PSE to convert another 8 streetlights to LED lights. LEDs use less power and therefore cost less than traditional lights. She will work to have the last 10 or so streetlights converted. Through Cindy's great work we have seen our electric bill reduced by about \$300 per month.
- V. **New Business/ Committee Reports**
 - a. **Community Engagements:** One new Ridge homeowner will not move in until May. Two Ridge houses are now on the market.
 - b. **Safety and Security:** Cindy worked with the city to have the two trees that fell during the snowstorm, blocking 7th Way, quickly removed. She will work with the City to see about the status of the other trees and remind the homeowners of their ownership of that area.
 - c. **Sports Court:** We still have no viable bids for resurfacing and painting the basketball court. The plan is to also paint pickleball lines on the basketball court, so it can be used for pickleball as well. The Board will continue to

obtain quotes.

- d. **Roofing:** Nothing to report.
- e. **Architectural and Landscape:** Cindy, Marcus, Rob and Vicky will be conducting the initial 2026 Ridge Yard Walk on March 27th to review properties in preparation of informing homeowners of areas that need attention.

The Board received a couple of bids for painting the Common Area Fences this summer, but they were higher than expected. The plan is to acquire more bids to pressure wash and paint the fences. Homeowners with common fences should begin to make the necessary repairs before painting begins in the summer.

The Board received a quote of approximately \$3,600 to manually remove the blackberry bushes in the Big Park and apply treatment to prevent regrowth. The Board approved the plan, contingent upon the company providing a warranty that covers additional removal if the blackberries return.

- f. The Board appointed Rob Graf, Cindy Sanders, Marcus Jackson and Derek Marino to this year's Nominating Committee. Their charge is to proffer a slate of three (3) candidates for Board approval to be nominated for Board membership to replace the three outgoing and term limited Board members.

VI. Meeting adjourned at 8:15 PM

Next HOA Board Meetings:

- April 22, 2026

Minutes Approved – April 22, 2026



Marcus Jackson, Secretary

ACTION ITEMS:

1. Vicki to get Rob Auditors contact info – **DONE**
2. Rob to get with Tim about blackberry removal – **DONE**
3. Bruce & Rob to meet with 2 homeowners in violation – **DONE**
4. Derek to set up site south Big Park site review with Robert & Rob – **DONE**
5. Bruce to secure mesh screen to block entry to sports court – **DONE**
6. Committee to see about additional bids for b-ball court – **DONE**
7. Cindy, Marcus, Rob & Vicki to do Ridge Walk – **DONE**
8. Bruce to survey “over parking” – **DONE**
9. Cindy to get report from City arborist on 7th Way trees – **DONE**
10. Cindy to draft letter for homeowners on 7th Way hill - **DONE**
11. Cindy & Rob to get additional bids for Common Fence Painting – **DONE**
12. Nominating Committee to develop list of new Board candidates – **DONE**
13. Cindy & Vicki to write homeowner with gate in violation – **DONE**