

HOA Board Meeting Minutes April 22, 2026

- I. **Call to order: 6:00 PM** – Board Members in attendance; Rob Graf, Cindy Sanders, Marcus Jackson, Bruce Kannenberg, Mike Hoefel, Derek Moreno, DJ del Rosario, Vicki Ennesser (Zaran Sayre)
- II. **Approval of Minutes:** Meeting minutes from March 18, 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. \$105,666 balance in the Mechanics Bank Money Market account. US Bank checking account currently has \$51,532.
\$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 was \$91,000, which includes \$6,750 in prepaids.
 - c. Delinquencies from HOA dues currently sit at \$200.
 - d. March expenses totaled \$7,092. Year-to-date, expenses are \$20,392 against a budget of \$25,997.
- V. **New Business/ Committee Reports**
 - a. **Community Engagements:** One new Ridge homeowner will not move in until May. A second new homeowner just closed on their house, but we do not know if they have moved in, nor do we have their phone number or email address at this time.

The Board set the following dates for Ridge activities:
July 8th – Annual Homeowner's Meeting – 6pm
July 18th – Ridge Garage Sale 8:30am – 3:30pm
August 4th – Ridge National Night Out 6pm -8pm Invites will be sent to the Federal Way Mayor, Fire Chief, Police Chief and the Public Works Director.
 - b. **Safety and Security:** Cindy will get with city officials to help get some parking signage on 7th Way. She is also trying to get the city involved with mitigating the trash issues on 7th Way, and with speed control as well.
 - c. **Sports Court:** Mike obtained a quote to rebar and true up the north side of the basketball court, fix the cracks, and level uneven spots. The board approved a budget of up to \$3,500 to get those items completed. Mike will also check with the contractor to see if they can also resurface and paint

the lines on the court.

- d. **Roofing:** Four homes need their shingles color matched. When cedar shakes are replaced, we wait a year for the new shakes to breathe and see if they blend with the existing ones. If they don't match, the homeowner is responsible for staining the new shakes to achieve a color match.
- e. **Architectural and Landscape:** Cindy, Marcus, Rob, and Vicky conducted a Ridge Yard Walk on March 27 to review properties and identify areas needing attention before notifying homeowners. As a result, 21 letters were sent. Seven homeowners responded positively. Cindy and April will conduct this month's yard walk on April 24.

The Board received several bids to paint the Common Area fences this summer and is considering Evergreen for the project. Before making a final decision, we will meet with them on-site to walk the neighborhood and confirm all details. The project is expected to begin in mid-July.

Work to address the blackberry bushes in the Big Park will begin soon. Tim's Complete will treat the bushes first, then remove them once they have died. Homeowners will be notified when treatment is applied and asked to keep children and pets away from the area.

The Board is looking to mulch the southside of the Big Park where we've planted new trees and shrubs. Derek will be getting multiple quotes for 100 yards of mulch, and also bids for spreading the mulch.

The Board plans to spend about \$1,100 to have Tim's Complete Landscape overseed and add soil to improve grass growth on the southern half of the Big Park. In addition, up to \$3,500 will be allocated to have Mr. Rain adjust the park's sprinklers to ensure proper watering of trees, shrubs, and designated grass areas.

A homeowner raised concerns to a Board member that Tim's Complete Landscape is not trimming grass and weeds along the common area fence lines. This area needs regular trimming to prevent growth from spreading under the fences.

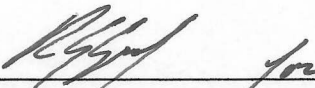
- f. **Nominating Committee** – Three candidate's Board questionnaires were reviewed and discussed. The Board then voted to nominate those three candidates to the Board at the July 8th Annual Homeowner's Meeting.

VI. Meeting adjourned at 8:00 PM

Next HOA Board Meeting:

- June 10, 2026

Minutes Approved – June 10, 2026



Marcus Jackson, Secretary