

Ridge Annual Homeowner's Meeting Minutes

July 8, 2026

- I. **Call to order: 6:00 PM** – Board Members in attendance; Rob Graf, Cindy Sanders, Marcus Jackson, Mike Hoefel, Derek Moreno, Vicki Ennesser (Zaran Sayre)
- II. **Approval of 2025 Annual Meeting Minutes:** Meeting minutes from 2025 Annual Meeting were approved.
- III. **2025/2026 Overarching Accomplishments (Rob Graf)**
 - a. Sent approximately 30 email blasts to the Ridge community. This effort kept homeowners apprised of important topics, issues, and decisions in the Ridge.
 - b. Maintained the Ridge's website (theridge.hoa.com) to ensure information stayed current.
 - c. Posted approved Board meeting minutes promptly.
 - d. Followed through on ask from last year's annual meeting to post Board meeting agendas in advance of the meeting, so homeowners would know what the topics were being discussed so they could determine if they wanted to attend a specific Board meeting.
 - e. Communicated various messages via Mailbox Stand Notices.
 - f. Continued to process work through our (5) Five Board Committees.
 - g. Continued to work on rule enforcement related to lawns, trash bins, dog poop & roofing issues.
- IV. **Budget (Mike Hoefel)**
 - a. Continued to closely manage operating costs & cashflow. We have \$105k in Mechanics Bank. \$35k in the Reserve account to fund projects like work on the courts, mulch, and the upcoming common area fence painting.
 - b. Reduced Water Bills – We are no longer paying penalty charges (AWC) for usage. Annual expenses for water consumption have been significantly reduced, down from around \$13k per year to under \$5K this past year.
 - c. Reduced our Puget Sound Energy electric bills by approximately by about \$300 per month from last year by having PSE change our streetlights to LED lights.
 - d. Year to date, we have budgeted \$58k for expenses but have underspent as the year-to-date actual costs are \$56k.
 - e. HOA dues amount remained steady for 3rd straight year. There are no plans to raise dues at this point.
 - f. No HOA dues delinquencies.
- V. **Committee Reports**

a. Community Engagements (Cindy Sanders)

- Delivered Welcome Baskets to new Ridge Homeowners
- Hosted National Night Out Last Year & will again this year on August 4, 2026.
- Held Christmas Lights Contest
- Held Community Garage Sale Last Year & doing it again on July 18, 2026.

b. Safety and Security (Cindy Sanders)

Most of the Ridge's streetlights have been upgraded to LED fixtures. These lights provide brighter, more reliable illumination throughout the neighborhood and have already helped reduce our overall electricity costs.

We continue to coordinate with FDub regarding any suspicious activity and share timely updates with the Ridge community as needed. Homeowners are also encouraged to sign up for the Eyes on Federal Way app, which makes reporting issues and uploading photos simple and convenient. FDub currently provides one morning patrol and two evening patrols each day, and following our recent meeting, their service fees for the Ridge will remain the same.

Mailbox stands have been repaired, and reflectors were added to improve visibility and reduce damage from vehicles. Recognizing the ongoing concerns about drivers running our existing stop signs, we also requested that the City of Federal Way install speedcalming measures and additional stop signs. However, these requests were not approved.

c. Sports Court (Derek Moreno)

Last summer we renovated and painted the tennis court which added a pickleball court area. A net was added to separate the tennis court from the pickleball court. A portable pickleball net was also added so folks won't have to bring their own net to play. DO NOT give out the code to the tennis court.

The basketball court repairs (cracks/leveling uneven spots) have been completed, and the painting will begin in a couple of weeks. Pickleball court lines will also be added to the basketball court.

d. Roofing (Rob Graf)

Performed Annual Visual Inspection of Ridge Roofs & notified those needing attention. Ensured proper materials were being used for new roofs. Only about 10 Shake Roofs remain in the neighborhood with one in

desperate need of replacement. Going forward, the Board will merge the roofing committee with the Architectural and Landscape committee.

e. Architectural and Landscape (Rob Graf)

Monthly walks were conducted by the Architectural and Landscape committee members to review the condition of yards throughout the Ridge and identify properties that may need attention or improvements. If an issue was noted, a first notice was sent to the homeowner. A second notice followed if no progress was made. If the concern remains unresolved after the second notice, a third letter was issued, and continued noncompliance could result in fines of \$50 per day until the matter is corrected.

- a. We approved 36 architectural and painting applications this year, an increase from 23 approvals in 2025.
- b. Thank you to the homeowners who helped clear debris from the southeast corner of the Sports Court.
- c. New plantings were added at the south end of the Big Park. A team of board members and volunteers also removed the old sidewalk edging, so the new mulch added doesn't spill onto the sidewalk.
- d. Two dead or dying trees were removed from the Pocket Park to maintain safety and appearance.
- e. We surveyed homeowners for input on potential improvements for the west side of the Big Park and appreciate the feedback received. Options included mowing, doing nothing, and throwing wildflower seeds. In the end, the recommendation from our landscape contractor was to do nothing. We had a 38% response rate from homeowners, which was great to see.
- f. Blackberry bushes in the Big Park were treated and removed to improve the area's usability and appearance.
- g. Common-area fences are scheduled for pressure washing and repainting in August. It has been seven years since their last painting, so this update will make a noticeable difference.
- h. Once current improvement projects are completed, we plan to order an updated Reserve Study to ensure long-term planning and budgeting remain accurate.
- i. The HOA will hold Open Country accountable for any damage caused to common areas. Individual homeowners should have before and after pictures to take steps to remedy damage from Open Country on personal property.

VI. Election of new Board Members (Marcus Jackson)

There were three Board members whose term had expired, leaving three Board vacancies. The Board's Nominating Committee reviewed nomination applications and nominated three homeowners for open positions number 4, 5, and 6. The nominees were: Position 4: Diane Cooper, Position 5: Connie Rowe & Position 6: Kim Suchan

Prior to the vote, Marcus asked three times if there were any nominations from the floor, and there were none. The vote was unanimous in favor of the three recommended candidates to join the Board.

VII. Open Forum Comments

- Common Fence Painting – homeowner expressed concerns about plants on the other side of the fence being accidentally painted. The contractor will be spraying the paint on the fences so if there are concerns about paint potentially getting on plants, etc. the homeowner should cover them with plastic for protection. Official painting dates will be communicated so people can properly plan.
- Issue concerning trees/bushes hanging too low over the sidewalks in some areas making it unsafe to walk under them.
- Issues around the damage Open Country is causing to personal property. Homeowners should document everything and take pictures to strengthen claims.
- Question asked about creating a walking track around the Big Park. We need to get a drawing and plans to determine costs and feasibility.
- Issues with some neighbor's backyard conditions. Homeowners need to report concerns to Vicky (Zaran Sayre) as Architectural and Landscape Committee only conducts front yard inspections on monthly walks.
- Questions regarding Adult Family Homes and other businesses were raised and will be followed up on.
- Clarity on rental rules – no short-term rentals, they must at least be for 30 days. Approximately 8% or 9% of properties in the Ridge are rentals.
- Suggestion to have police patrol around the stop signs in the neighborhood to deter people from running them.

b. Meeting adjourned at 8:00 PM