

Ridge HOA Board Annual Meeting Minutes

July 17, 2025

- I. **Call to order: 6:06 pm** – Board Members In attendance; Rob Graf, Derek Marino, Mike Hoefel, Keith Franke, Bruce Kannenberg, and Cindy Sanders. There were 29 Ridge households who attended the meeting in person, and there were an additional 44 houses that provided proxies. The total of 73 houses represented is well over the 20% (46) needed for a quorum. HOA President Rob Graf then introduced the Board members, Vicki Ennesser, the new property manager, previous Board members who were in attendance, and ask first time attending HOA members to introduce themselves.
- II. **The Minutes** from the 2024 Annual Meeting were approved.
- III. Rob Graf shared two significant changes that were made in the past year, and one that was not. What was not changed is that the Board did the vast majority of its work through their five standing committees. What changed was moving to a more responsive, and more attentive to detail, property management company, and moving to a new landscape and irrigation contractor. These changes resulted in savings of over \$30,000 annually.
- IV. **Treasurer's Report** - Mike Hoefel reviewed the Ridge HOA's financial position. He stated the HOA was in a sound financial position, with over \$65K currently in reserves, and sufficient funds in the general fund to pay expected expenses for the remainder of this year. He explained how effect the move to a late fee was, resulting in having no delinquencies as of June 30, 2025, a first for the HOA. Mike said that we have 229 Ridge homes and collect \$184K a year in dues. He urged homeowners to visit our website www.theridge-hoa.com, to see the budget and our spending priorities. Looking ahead to the 2026 Budget, Mike saw the savings from moving to previously mentioned new firms, allowing the HOA to cover its operating and minor capital costs while being able to make significant contributions to its reserves. He foresees no need for an increase in dues in the coming year.
- V. **Overarching Achievements & Concerns**- Rob Graf highlighted the increased communications with many email messages having been sent to homeowners, enhance and frequently updated information on our site, and the staples removed from all mailbox stands and new clips that hold informational flyers installed. He explained that there has been a renewed and continuing effort to have homeowners place the Waste Management bins out of sight from the street as required by the Community Rules, with monthly walks and resulting letters going to homeowners whose yards violate our Rules, and he asked that all Ridge homeowners pick up after their pets and remind anyone they see not doing so that they are in violation as well.

- VI. Roofing Committee** - Bruce Kannenberg detailed the roof inspection process as well as the application (found on our website) and approval process with particular emphasis on the need to submit a Roofing Application for approval BEFORE starting any roofing project. He shared that only 14 cedar shake roofs remained in the Ridge, one of which will be replaced this month. The committee will continue to monitor the condition of Ridge roofs and serve as a resource for homeowners who would like advice in roof repair and replacement.
- VII. Safety and Security Committee** - Cindy Sanders, detailed her successful effort to have six (6) new street lights placed along 7th Way SW, and her ongoing effort to have PSE install LED bulbs throughout the Ridge. So far, 35 of our 49 street lights have been converted to LED. She reviewed the daily F-Dub security patrols and services, and how homeowners should contact F-Dub and the Federal Way PD whenever they see something suspicious. She pointed out that contacting F-Dub was as easy as a click on your cell phone using the Ridge's homepage.
- VIII. Community Engagement** – Cindy Sanders pinch-hit for Committee Chair DJ del Rosario who could not attend the meeting. Cindy shared that we held our National Night Out, our Holiday Lights Contest, our Community Yard Sales, and other community focused events.
- IX. Sports Courts Committee** – Derek Marino provided the history of how we came to replace the tennis court after forty (40) years, how the court had been made of asphalt and was severely deteriorating due to water and root damage. He explained that the new court was made of reinforced concrete, and a deep trench was dug and filled on the west side of the court to prevent future root invasion. He added that the new court should last our community far longer than the initial court has. Derek shared that in addition to tennis, we will now be able to have two games of pickleball played on the court when not being used for tennis. There was much discussion about the significant investment this effort represented and how the Board came to its decision to reinvest in the court. The Board pointed to its mission to preserve and enhance the value of the property that is the Ridge, and to build a sense of community. After some exchange of opinions about investment and communications, the vast majority of those in attendance were clear in support of the actions of the Board.
- X. Architectural and Landscape Committee** - Rob Graf shared a long list of accomplishments that included the removal of cottonwood trees and a large wasps nest from Picnic Park, the trimming of ivy from lamp posts; removal of grass from under Big Park trees and mulching those areas; mulching the north entry monuments, the Big Park entry, the Picnic Park island and the large island southeast of the Big Park; the repair and recapping of eight (8) columns along 330th Street SW; keeping the Big

Park blackberries at bay; sprinkler head replacements; root removal along walking paths and curb repairs. Some of the aforementioned projects were completed by Board members, at no cost to the HOA. Rob said that he had just completed a thorough diagnostic evaluation of our irrigation system the previous day and that the water was now back on for both parks and along 330th Street SW and our entry monuments there. Rob did mention that the diagnostic check did reveal the need for some additional replacement of sprinkler heads and a controller or two. He highlighted how a mailbox stand was smashed by a driver in the middle of the night, and how Board member Cindy Sanders figured out the responsible party, which allowed the HOA to recover the near \$1K in repair costs. Rob shared that twenty-two (22) Architectural and Painting Applications had been received and approved since last year's meeting. Finally, Rob shared two important items planned for the coming year. First, we are in development of a master plan for the Big Park, which we will share with the community once it is finalized and adopted. However, the first phase of that work will likely be undertaken prior to adoption of the full plan, where plantings along the south end of the Big Park are needed to cover the area where the sports court equipment has left the area bare. The second item was the plan to budget for the repainting of the exteriors of our Common Fences as it has been six years since they were last painted. Scheduling information and an urge to repair or replace any broken, split or rotting fences will soon be sent to homeowners who have Common Fences.

XI. Election of Board Members – Secretary Keith Franke conducted the election of two (2) Board members. The Board's Nominees were:

Marcus Jackson for Position 1 and Rob Graf for Position 7

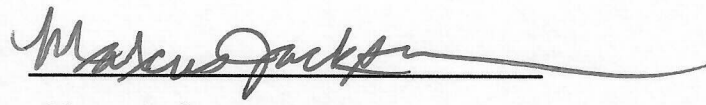
There were no nominations from the floor after three calls, and after hearing none, all HOA members present voted for the nominees. Marcus Jackson and Rob Graf were duly elected to the Ridge Board to serve three (3) year terms.

Open Forum – With many questions and much discussion having occurred during the specific committee presentations, the Homeowner's Forum focused on communications, investment strategies and input, and security concerns. Two specific requests were made, both of which were viewed as reasonable. A request was made to provide the community with the agenda for upcoming Board meetings, so that homeowners would know what is to be discussed and can therefore decide whether to attend the Board meeting. The agenda is usually established a week or so prior to the meeting and will be posted on our website for homeowners to access and review. Another request was made to see if we could develop a Ridge Chatroom, limited to Ridge homeowners. A Board member will work with the person who made the suggestion to see what might be doable. The only Park Lot item was whether the wooded area on the west side of the Big Park should remain an

environmental zone, free of cutting and mowing as suggested by our arborist, should it be manicured at an addition landscape cost to the HOA, or are there other solutions that might be advantageous. As it is now the dry season, and that vegetation had stopped growing and will likely die off as we move into the fall, the Board will consider these options and reach out to the broader community late this year or in early 2026.

- XII. Closing** - The HOA Board expressed sincere gratitude to the outgoing HOA Secretary Keith Franke, who did such terrific work for the Ridge HOA and will be very much missed. Keith said he will remain active as a HOA committee member, great news indeed. The community presented him with a gift as a token of our appreciation. Rob Graf thanked those who attended and adjourned the meeting at 7:45 PM.

Date Approved: July 8, 2026

A handwritten signature in dark ink, appearing to read "Marcus Jackson", is written over a horizontal line.

Marcus Jackson, Secretary