

**HOA Board Meeting Minutes
June 10, 2026**

- I. **Call to order: 6:00 PM** – Board Members in attendance; Rob Graf, Cindy Sanders, Mike Hoefel, Derek Moreno, Vicki Ennesser (Zaran Sayre)
- II. **Approval of Minutes:** Meeting minutes from April 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. There is \$105,666 (plus interest) in the Mechanics Bank Money Market account. Our US Bank checking account currently has just over \$35,000.
 - b. Income from HOA dues was \$91,000, which includes just over 7,000 in prepaids.
 - c. There are no (\$0) Delinquencies in HOA dues.
 - d. March expenses totaled \$11,309.72, which included a one-time expense of \$3,200 to repair the basketball court. Year-to-date, expenses are \$39,973 against a budget of \$40,921, so we are roughly \$1,000 under budget.
- V. **New Business/ Committee Reports**
 - a. **Community Engagements:** We have a new homeowner that is moving in and needs a welcome basket.
 - b. **Safety and Security:** Cindy & Rob will be meeting with F-Dub leadership on July 1st to update and clarify roles.
 - c. **Sports Court:** The screening was placed at the tennis court to help prevent unauthorized access. The Board approved \$5,822 for the resurface painting of the basketball court.
 - d. **Roofing:** Rob visited the one homeowner who received a letter last month. He is actively seeking bids to replace his roof.
 - e. **Architectural and Landscape:** Cindy, Rob and Vicky conducted a Ridge
 1. Yard Walk on May 29th and identified a limited number of yards to receive letters. Those letters were emailed on June 1st. The Board will follow up with the June Yard Walk later this month.
 2. The Board ratified the bid for placing mulch at the south end of the Big Park, with delivery now scheduled for June 19th. Mr. Rain has completed the adjustments to the irrigation system at the south end. The fiber companies are breaking irrigation lines and causing valves to be stuck open along SW 330th Street and in the Big Park. The Board will be in contact with those companies to seek reimbursement for any repair and excess water costs.
 3. The Board approved a \$35,000 bid to clean and then repaint the Ridge's Common Fences. That work will be scheduled for early August.

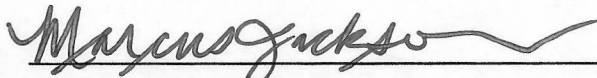
The Board will make a final visit to those homeowners who have continuing issues with the condition of their Common Fence or have plant growth showing through their fencing.

4. The blackberry bushes in the Big Park have been removed.

- f. **Annual Meeting** – The Annual Meeting package was sent to all Ridge homeowners on June 1st. The Board reviewed the proposed agenda and realigned roles as the result of two recent Board departures. The HOA will provide water and cookies. The Board is holding approximately 60 proxies, of which some will attend in person and dissolve their proxies. However, these proxies guarantee a quorum will be present so that business can be conducted.
- g. **Community Yard Sale** – The sale will be held on July 18th from 8:30AM to 3:30PM. Derek will get the banners and place them at the entries to the Ridge.
- h. **National Night Out** – NNO will be held on August 4th at the Big Park pavilion from 6PM to 8PM. The HOA will provide pizza and water and will ask homeowners to bring a pot-luck dish if they can. Invitations will be extended to Federal Way leadership (the mayor, the Chief of Police, the Fire Chief and the Public Works Director) in early July.
- i. **New Sign** - The Board approved the purchase of a sign to be placed at the Big Park on those occasions where the park has been rented by a homeowner.

VI. **This was the final scheduled meeting of this Board, other than the upcoming Annual HOA Meeting on July 8th. The meeting was adjourned at 7:40PM**

Minutes Approved – August 26, 2026



Marcus Jackson, Secretary