

HOA Board Meeting Minutes August 26, 2026

- I. **Call to order: 6:00 PM** – Board Members in attendance; Rob Graf, Cindy Sanders, Marcus Jackson, Derek Moreno, Connie Rowe, Diane Cooper, Kim Suchan (via phone), Vicki Ennesser (Zaran Sayre)
- II. **Approval of Minutes:** Meeting minutes from the June 10th and July 8th meetings were approved.
- III. **Homeowners Forum:** No non-Board homeowners were present.
- IV. **Board Member Introduction and orientation:** Being the initial meeting of the new Board, members shared a little bit about themselves followed by a review of the HOA's Mission, the Board's Expectations and its Internal Violations Communication Process.
- V. **Treasurer's Report (Prepared by Diane Cooper).** Detailed report provided to Board members prior to the meeting.
 - a. There is \$106,814.17 in the Mechanics Bank Money Market account. Our US Bank Checking account currently has \$91,814.35. Just over \$40,000 was paid this month for the Common Fence painting and the basketball court resurfacing, which will reduce the US Bank balance accordingly.
 - b. Income from HOA dues was \$86,050.
 - c. As of July 31, there are 13 Homeowners in delinquencies in HOA dues for a total of \$5,190; however, as of 8/24/26, delinquencies were reduced to 7 for a total of \$3,150.
 - d. July expenses totaled \$9,339.72 which included \$1,000 deposit to the CPA firm for the start of the 2025 Financial Audit and \$3,237.34 in irrigation repairs. YTD expenses of \$65,776.05 compared to a budget of \$64,695, resulting in a \$1,081 unfavorable variance, or 1.6 % over budget.
 - e. We are hoping that Mr. Rain will recoup a good portion of our irrigation repair costs from Open Country as they broke several irrigation pipes.
 - f. Zaran Sayre was asked to post our Mechanics Bank account balance on their balance sheets.
- VI. **New Business/ Committee Reports**
 - a. **Community Engagements:** This committee had no remaining Board members on it. Kim and Connie agreed to join this committee, and they will decide which one of them will be the Chair. We believe we have one new Ridge homeowner who needs to be sent a welcome basket. Vicky will confirm.
 - b. **Safety and Security:** Had a great meeting with Josh, owner of F-Dub, who provides security and neighborhood patrols. Josh said that our rates will never increase as we were their very first customer, they've locked us in at a lifetime rate. Diane volunteered to join Cindy on this committee.

- c. **Architectural, Landscape, and Roofing:** The Board decided to roll the Roofing and Sports Court Committees under the Architectural, Landscape & Roofing Committee since all the projects for the tennis court and basketball court have been completed, and the number of cedar shake roofs remaining in the Ridge is now down to single digits.

Common area fence painting is now complete. Nine houses were identified as needing fence repairs and repainting and each homeowner was informed by email and by personal visit of the Board. July Ridge Walk occurred on July 27th. Eight houses received letters. Several of them have taken appropriate action to remedy the issues identified. The Board decided to maintain the current Park Rental fee structure, keeping both the rental fee and the deposit at \$50 each.

VII. Future Topics

- a. Condition of Ridge driveways
- b. Homes in need of painting
- c. Homes in need of backyard cleanup

VIII. ACTION ITEMS:

- a. Yard Walk on September 1st - Cindy, Rob & Vicki - **DONE**
- b. Get information to Matthew - Vicki & Diane - **DONE**
- c. Mechanics Bank Signatures - Rob & Diane - **DONE**
- d. Send Ask for Committee Volunteers – Rob - **DONE**
- e. See homeowner re: \$250 fine-no application submitted – Rob - **DONE**
- f. Find "Reserved for Private Function or Event" Sign - Cindy - **DONE**
- g. Find for use by Residents Only Sign - Cindy - **DONE**
- h. Check out dead trees by 3rd Ave. Circle – Rob - **DONE**
- i. Confirm need for Welcome Basket – Vicki - **DONE**

IX. Meeting adjourned at 7:45 PM

Future HOA Board Meetings:

- September 23, 2026
- November 18, 2026
- December 16, 2026



Sept. 26, 2026