

FINAL Meeting Minutes

Ridgeline Homeowners Association Board of Directors Meeting Saturday, July 10, 2021

1. Welcome: Larry Sisk, President

- A. Determination of Quorum: The meeting was called to order at 8:02 AM at the home of Sue Ridenour (Board Member) at 40511 Saddleback Road. Board members present were Larry Sisk, Tom Simpson, Frank Gaspar, Sue Ridenour and Helen Figueroa. Jarrett Sagouspe, property manager, was also in attendance. It was determined that we had a quorum for the meeting.
- B. Proof of notice of meeting or waiver of notice: Proof meeting of notice and meeting agenda was posted on the RHOA website and on the community information board.

2. Reports of Officers: Larry Sisk

- A. Reading of minutes of preceding meeting: The executive board meeting minutes were revised and were filed prior to meeting. A motion was made by Tom Simpson to accept the minutes of the June 12th meeting. Frank Gaspar seconded the motion. Motion passed to approve the minutes.
- B. Reading of financial report: **Jarrett Sagouspe/Sue Ridenour**
 - 1. The Profit and Loss Report was provided from June 1st to June 30th, 2021 (see handout for detail). Total income collected for assessments, late fees, etc. was \$15,408.68. Total Expenses was \$4,282.46 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for the end of this month was \$11,126.22. Our total Net Income for the year to date is **\$26,028.04**.
 - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Chase Checking & Savings) totaling **\$248,424.38**.
 - 3. Jarrett Sagouspe announced to board members a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 1 homeowner with outstanding dues and/or fines).
- C. Late Assessments and Fines: Notices were sent out on any late assessments and fines.

3. Reports of Committees:

Architectural/Standards & Compliance Committee: Jarrett Sagouspe

- The board revisited multiple homes upon homeowner's request on being in compliance of their failed 2020 inspection. Notices of approval and/or failure will be sent out immediately.

Common Area Committee: Frank Gaspar

A. Grounds Report:

- The new gardener is doing a great job, but still has a long way to go. The piles of debris/needles throughout the Association will be picked up in the following weeks. Haynes Landscape will be moving back to Thursdays and Fridays during the week, so they can use the garbage bins for disposal before our pick-up day.

4. Old Business: Larry Sisk

- A. Newsletter – naming and ideas for content: The board is looking for templates to run off on and are thinking of names to call the newsletter. If anyone has any ideas on a name, please let the board know.

Note: The Newsletter will be called Ridgeline Review

- B. New Groundskeeper: Brett Haynes with Haynes Landscape will be our grounds maintenance company. Their contract starts June 1, 2021 and is a 6-month trial basis. They are a local company that has a good reputation throughout Oakhurst. They were also approved on a one-time cleanup, please see grounds report.

- C. Changing Lock on RV Parking: This will go into effect on July 1st, 2021.

Note: See 5C for update

- D. Drain at North end of property: The board has had a lot of work done to this drain and more work still needs to be completed before Fall. Once Haynes Landscape settles in, the board will pick his brain and get a quote on how to finish this project.

- E. Community cleanup and BBQ: Ridgeline is looking to have the community cleanup on the same weekend as the BBQ at the end of May 2022 (Memorial Day Weekend). More information to come!

5. New Business: Larry Sisk

- A. Newsletter – The Newsletter will be called the Ridgeline Review and will be mailed out within your 4th Quarter Assessments. Please keep any eye out!

- B. Fine Schedule: The board is revisiting the fine schedule and will be making a few changes. Once updated the board will mail out to all homeowners for their input, this

process will take 28 days. Once any and all input is collected the board will vote on the changes and redistribute the updated fine schedule to all homeowners within Ridgeline.

- C. Changing Lock on RV Parking: After further discussion, the board will be leaving the original combo code on the RV parking gate. If combo code is changed, all homeowners within lot will be updated on the new combo code.
- D. Reserve Study: The Reserve Study finally came in on Friday, July 9th, 2021. A copy will be sent to all homeowners within the association. If interested in reviewing before you receive your copy, please visit our website at <https://ridgelineho.wixsite.com/ridgelineho>.
- E. Volunteers – to support various initiatives: If anyone is interested in volunteering, please reach out to the Board President Larry Sisk or Property Manager Jarrett Sagouspe with your line expertise. The board is always looking for help with projects within the association. The board wants to better our association and take pride in where we live.

6. Owner Comments/Letters: 3 minutes

- A big thanks to Frank Gaspar and Tom Simpson for All the work they do!

7. Adjournment: Meeting was adjourned at 9:58 AM

The next Board Meeting is Saturday, August 14, 2021 at Sue Ridenour house, 40511 Saddleback Road.

Homeowner's Meeting will be at 9:30 AM

Homeowners/Renters Present:

Frank Gaspar - #07
Larry & Trisha Sisk - #18
Thomas Simpson - #29
Carlos & Helen Figueroa - #54
Sue Ridenour - #08
David Minyard - #15
Kevin Smith - #09
Heather Unger – #27