

FINAL Meeting Minutes

Ridgeline Homeowners Association Board of Directors Meeting Saturday, June 12, 2021

1. Welcome: Larry Sisk, President

- A. Determination of Quorum: The meeting was called to order at 8:05 AM at the home of Sue Ridenour (Board Member) at 40511 Saddleback Road. Board members present were Larry Sisk, Frank Gaspar, Sue Ridenour and Tom Simpson. Jarrett Sagouspe, property manager, was also in attendance. Brian McGrath was not 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 May 8th meeting. Sue Ridenour 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 May 1st to May 31st, 2021 (see handout for detail). Total income collected for assessments, late fees, etc. was \$2,923.84. Total Expenses was \$6,154.88 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for the end of this month was **-\$3,231.04**. Our total Net Income for the year to date is **\$26,901.82**.
 - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Chase Checking & Savings) totaling **\$249,298.16**.
 - 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

- A Homeowner requested to put in an updated air conditioning unit, the board will view location for approval.
- 2 Homeowners are in jeopardy of losing their boat spots, the board will hold two separate hearings to discuss this matter with both individuals.
- A New Homeowner requested to make multiple improvements to their home, the board will view location for approval.

Note: *It is very clear in our CC&R's that homes **MAY NOT** be used as "Vacation Rentals". A "Vacation Rental" is a home used as income property being rented for a period of less than 30 days.*

Common Area Committee: Frank Gaspar

A. Grounds Report:

- The new gardener is doing a great job, but still has a long way to go. As of now the gardeners are maintaining the Association on Monday and Tuesdays, the board would like to get them back to Thursdays and Fridays during the week.

4. Old Business: Larry Sisk

- A. By-Laws Vote: Ridgeline received 61 votes out of 114. 58 votes constitute as a quorum. David Minyard counted the ballots and the count came in at 60 votes "YES" and 1 vote "NO". The New By-Laws have been approved and will be implemented once the certified copy is received by the President and Secretary of the board to sign.
- 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: The board is looking to change the lock to the RV parking area to the lock we have on the garbage bins. A notice will be sent out to the Homeowners who have a space within the RV parking area on the change. No date has been set.
- 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.

5. **New 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.
- B. New Groundskeeper: See grounds report and old business (4B).
- C. Changing Lock on RV Parking: This will go into effect on July 1st, 2021.
- D. Drain at North end of property: See old business (4D).
- 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!

6. **Owner Comments/Letters: 3 minutes**

- A Homeowner needs a dead tree cut down on common ground
- Gardeners still need to address some common ground areas that have pine needles.
- A dog has been off leash and doesn't look healthy, please reach out to homeowner/tenant to make sure they follow the pet rules and regulations.
- An Estate Sale was held, which is against the rules and regulations of the Association. *Note: Owners were fined*
- A big thanks to Frank Gaspar and Tom Simpson for All the work they do!
- If anyone is partying late and its past curfew, please call the Sherriff's Department and then the Board.

7. **Adjournment: Meeting was adjourned at 10:07 AM**

The next Board Meeting is Saturday, July 10, 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
Sue Ridenour - #08
David Minyard - #15
Jon Smoot - #36
Ron Dukat - #33
Ray Dukat - #74
Macy Maginn - #05