

FINAL Meeting Minutes

Ridgeline Homeowners Association Board of Directors Meeting Saturday, July 9, 2022

1. Welcome: Larry Sisk, President

- A. Determination of Quorum: The meeting was called to order at 8:00 AM at the home of Sue Ridenour (Board Member) at 40511 Saddleback Road. Board members present were Larry Sisk, Sue Ridenour, Frank Gaspar, Larry Capsel 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 of 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 minutes were revised and were posted prior to meeting. A motion was made by Helen Figueroa to accept the minutes of the June 11th meeting. Larry Capsel seconded the motion. Motion passed to approve the minutes.
- B. Reading of financial report: **Jarrett Sagouspe**
 - 1. The Profit and Loss Report was provided from June 1st to June 30th, 2022 (see handout for detail). Total income collected for assessments, late fees, etc. was \$2,204.33. Total Expenses was \$8,824.49 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for the end of this month was **-\$6,620.16**. Our total Net Income for the year to date is **\$10,282.84**.
 - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Chase Checking & Savings) totaling **\$250,926.57**.
 - 3. Jarrett Sagouspe announced to board members a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 2 homeowners with outstanding dues and/or fines).
- C. Late Assessments and Fines: Notices were sent out on any late assessments and fines.

3. **Old Business (June): Larry Sisk**

- A. Election Votes for Tie Breaker: The votes were tallied again by David Minyard and here are the results: Erin Woodward received 31 votes and Larry Capsel received 34 votes. We had a total of 65 ballots returned. With three positions to fill, Sue Ridenour, Helen Figueroa and Larry Capsel are the new board members.

Note: Thank you Erin Woodward for running for the board!

- B. Ranger Maintenance: Property Manager Jarrett Sagouspe had a discussion with Ranger Maintenance about their work ethic throughout the Association and what the board is looking for them to accomplish. On a monthly basis Jarrett Sagouspe will walk/drive around the Association to go over troubled areas and where to improve.
- C. Newsletter: The Newsletter has been completed and approved by the board. It will be mailed out with the 3rd Quarter Assessments this coming week.

- *Quarterly was mailed out with 3rd Quarter Assessments*

- D. Curbs that need painting: The board agreed that some of the curbs throughout the Association need repainting. Frank Gaspar will repaint curbs that are in need of paint this coming July.

4. **New Business: Larry Sisk**

- A. Dead Tree (Update): The dead tree was removed last week by Clean Cut Tree Service.

- B. LED Light (Update): Two LED lights/fixtures were updated last week within Ridgeline. One was located up on Foxboro Court and the other by the mail boxes at the 2nd entrance.

- *The board is looking to get a quote on installing an additional light up on Foxboro court due to the lack of light.*

- C. Curb Paint (Update): A few worn curbs throughout the Association will be re-painted by Frank Gaspar within the next few weeks. Also looking to add two more parking spots within the Association plus a loading and unloading zone.

- D. Parking Fines: Notices/Fines will be going out to all Homeowners/Renters that are not parking within any designated stall. The board is looking to address this issue immediately.

- E. Website: Unfortunately, Michael Taylor our website manager has moved from Bass Lake and will be retiring. Steve Trotta will be taking over the position and will start managing the website at the beginning of next month.

Note: The website name will also be updated and an email will go out to everyone with the updated website link.

- *On behalf of Ridgeline HOA, we want to thank Michael Taylor for all his hard work and dedication over the years. You will truly be missed!*

5. Reports of Committees:

Architectural/Standards & Compliance Committee: Larry Sisk

- *If you have a failed inspection, please complete any and all repair work by September 30th, 2022. If not a large fine will be imposed.*

Common Area Committee: Frank Gaspar

A. Grounds Report:

- S&S Pavement has been scheduled to seal the cracks throughout the Association towards the end of August prior to Labor Day.
- Please be aware, if you're doing work around your property to follow up with the gas and electric companies to determine where the gas and power lines are. Any lines damaged is the homeowner's responsibility, not the Association.
- The board has been dissatisfied with Ranger Maintenance's work over the last few months and a motion was made to terminate Ranger Maintenance's Contract and serve him a 30-day notice.

6. Owner Comments/Letters: 3 minutes

- Looking to start the Neighborhood Watch again! Anyone interested?
- Looking to start a Facebook page for Ridgeline HOA
- Sue Ridenour announced that she will be stepping down from the board due to selling her home and moving to Clovis.

The Board wants to thank Sue for all the years she's put into the Association.
You Will Truly Be Missed!

7. Adjournment: Meeting was adjourned at 10:04 AM

The next Board Meeting is Saturday, August 13, 2022 at Larry Sisk's house, 40518 Saddleback Road.

Homeowner's Meeting will be at 9:30 AM underneath the carport near the meeting place

Homeowners/Renters Present:

Larry & Trish Sisk - #18
Helen Figueroa - #54
Larry Capsel - #37
Jim Lutter - #43
Samuel & Lynda Bodine - #62
Julian & Monica Catano - #01

Frank Gaspar - #07
Sue Ridenour - #08
Erin Woodward - #94
Clyde Shaffer - #44
Steve Trotta - #83