

FINAL Meeting Minutes

Ridgeline Homeowners Association Board of Directors Meeting Saturday, May 14, 2022

1. Welcome: Larry Sisk, President

- A. Determination of Quorum: The meeting was called to order at 8:01 AM at the home of Sue Ridenour (Board Member) at 40511 Saddleback Road. Board members present were Larry Sisk, Tom Simpson, Sue Ridenour and Helen Figueroa. It was determined that we had a quorum for the meeting. Frank Gaspar and Jarrett Sagouspe, property manager was not in attendance.
- 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 Tom Simpson to accept the minutes of the April 9th meeting. Sue Ridenour seconded the motion. Motion passed to approve the minutes.
- B. Reading of financial report: **Larry Sisk**
 - 1. The Profit and Loss Report was provided from April 1st to April 30th, 2022 (see handout for detail). Total income collected for assessments, late fees, etc. was \$33,705.68. Total Expenses was \$7,040.59 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for the end of this month was **\$26,665.09**. Our total Net Income for the year to date is **\$23,845.12**.
 - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Chase Checking & Savings) totaling **\$264,488.85**.
 - 3. Larry Sisk announced to board members a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 10 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 (April): Larry Sisk**

- A. Parking Policy (parking stalls, open parking, updates?) The board is aware that there is a shortage of spots within the Association and are in the process of adding new locations throughout. The parking policy will not be updated at this time, any open parking spots are on a first come first serve basis. Please be courteous. Before you park in an open stall, please make sure to either park in your garage or your designated stall before taking up a free spot!

Note: The board has noticed more full-time residences than vacationers (2nd residence holders).

- B. Elections: Management received 4 nominees that have turned in their letter of introduction for the 2022 election. A mass mailing will be sent out on Monday, April 11, 2022. Please take the time and vote for your top 3 nominees.
- C. Pavement Quote: A Quote from S&S Pavement Protection was received by Management on repairing the cracks throughout the Association. A Motion was made by Helen Figueroa to approve their quote for \$5,600, this includes applying hot rubberized sealant to cracks larger than ¼ inch width throughout Ridgeline. Sue Ridenour seconded the motion. Motion passed to hire S&S Pavement Protection to seal cracks throughout Ridgeline during the month of July or August.
- D. Bumpers: Tabled
- E. Owners Maintenance & Repair Policy: A motion was made by Tom Simpson to approve the updated policy. Sue Ridenour seconded the motion. Motion passed to approve updated policy.

Note: Owners Maintenance & Repair Policy needed updating due to changes made on the Fine Policy and timeframe for the Annual Home Inspections within Ridgeline.

4. **New Business: Larry Sisk**

- A. Board of Directors Vote Counts: The votes were tallied by David Minyard and here are the results: Sue Ridenour 55 votes, which was the most for this election; Helen Figueroa received second place with 49 votes; Erin Woodward and Larry Capsel both received 43 votes ending in a tie. We had a total of 66 ballots returned. With three positions to fill, Sue Ridenour and Helen Figueroa have become two of the reelected board members. Due to a tie between both Erin Woodward and Larry Capsel an additional mailing will go to determine the third seat.

It is very important to vote, please mail your ballot back in once voted!

B. Mailboxes (keys): Ridgeline Homeowners Association has finally updated the mailboxes at the second entrance into the association. The Bass Lake Post Office has completed the installation by adding numbers and updating the locks. The Post Office will need you to come into their office (located at 54449 Rd 432, Bass Lake, CA 93604) to collect your keys to your assigned box. Management and the Association will not be issuing keys.

Note: In the meantime, any mail/packages will be delivered to the Post Office. Please retrieve them there.

C. New Parking Spaces: The Association has added an additional 20 spaces throughout Ridgeline within the last few months. This should really help our community, due to it not having enough open parking spaces for the 114 homes within.

D. Grounds Keeper Evaluation: Within the first couple of months Ranger Maintenance has done a really good job throughout the Association. Unfortunately, within the last few months Ranger Maintenance hasn't performed to the boards liking. Property Manager Jarrett Sagouspe will reach out to the gardener and have a discussion with him.

E. Newsletter Topics: The board members discussed items to be added to the next Quarterly, which will go out mid-June with the homeowner's 3rd Quarter Statement.

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: Larry Sisk

A. Grounds Report:

- Tabled, see grounds keeper evaluation.
- Poles 26 & 34 will be updated as soon as Andrew's Electric receives the materials.

6. Owner Comments/Letters: 3 minutes

- Please pickup after your animals and keep them on a leash
- A homeowner is looking to involve kids to help with the Associations annual cleanup
- A homeowner mentioned that the gully behind their property needs cleaning
- Some homeowners remain displeased with the landscaper's work

7. Adjournment: Meeting was adjourned at 10:14 AM

The next Board Meeting is Saturday, June 11, 2022 at Sue Ridenour house, 40511 Saddleback Road.

Homeowner's Meeting will be at 9:30 AM

Homeowners/Renters Present:

Larry Sisk - #18

Tom Simpson - #29

Helen Figueroa - #54

Sue Ridenour - #08

Larry Capsel - #37

Erin Woodward - #94

David Minyard - #15

Julie Fauquier - #86

Jim Lutter - # 43

Macy Maginn - # 05

Ron Dukat - # 33

Glenn & Cindy Davis - #28

Steve Trotta - #83

June Glynn - #111

Dorothy Francis - #14