

FINAL Meeting Minutes

Ridgeline Homeowners Association Board of Directors meeting Saturday September 9, 2023

1. Welcome Clyde Shaffer, President

- A. Determination of Quorum: The meeting was called to order at 8:00 AM. Board members present were Clyde Shaffer, David Minyard, Frank Gaspar, Helen Figueroa, and Samuel Bodine. 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: Clyde Shaffer

- A. Reading of minutes of preceding meeting: The minutes were revised and were posted prior to meeting. A motion was made by Frank Gaspar to accept the minutes of the August 12th meeting. Samuel Bodine seconded the motion. Motion passed to approve the minutes.
- B. Reading of Financial Reports: Jarrett Sagouspe
 - 1. The Profit and Loss Report was provided from August 1st to August 31st, 2023 (see handout for detail). Total income collected for assessments, late fees, etc. was \$2,228.83. Total Expenses were \$7,937.75 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for the end of this month was **-\$5,958.92**. Our total Net Income for the year to date is **\$93,119.99**.
 - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Chase Checking & Savings) totaling **\$344,572.10**.
 - 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. Jarrett Sagouspe has sent out late and/or collection notices to all homeowners in arrears.

3. Old Business (August 2023): Clyde Shaffer

- A. Carports (Update): The collapsed carports have been a large discussion over the last few months and the board has finally come up with a cost to rebuild them. This process to rebuild or not will be determined by the 91 homeowners that had a covered carport within the association.
- A vote to rebuild the carports by special assessment must pass with a majority vote.
- B. Garbage Issue & Solar/Battery Video Cameras: With the constant issue of homeowners/renters within the association pulling out trash or leaving it outside the dumpster for the wildlife to rummage through, the board has taken the necessary steps to add surveillance. If caught, a very large fine will be imposed!
- C. Barking Dog Issue: The board wants to make everyone aware that during the night, your animals must be brought in. Too many dogs are left outside and bark constantly through the night. This is a noise violation and notices/fines will be mailed out if not if not addressed.
- D. Parking Rules & Regulations: The parking rules and regulations were tabled. This discussion will be on the agenda for September's board meeting.
- David Minyard will reach out to the Fire department and Firewise for more information.
- E. Board Member Meeting Decorum: The board members will be working on decorum at the up-and-coming meetings.
- Requirements: Behavior in keeping with good taste and propriety.

4. New Business: Clyde Shaffer

- A. Carports (Update): The board is still investigating the cost of carports. The cost is going upwards of \$700,000 for just the bare minimum steel pole and corrugated steel roof, with no wood work surrounding the poles. We are still waiting for more votes to arrive. We have only received 63 out of 91. Please mail in your ballot, if you have not already. Ballots are due by September 21st 2023.
- B. Ferrellgas (Update): The Association is still awaiting on Madera County to finish their inspections of the new meters. It is our understanding that the only disruption of service will be during the installation of meters and tanks. This will take place in phases over approximately 3-4 days. Suburban Propane is aware we are switching

to Ferrellgas. Ferrellgas will work in conjunction with Suburban Propane on their tank and meter removal.

- There has been a credit application link for Ferrellgas emailed to everyone. Ferrellgas is requiring a minimum credit score of 650 for their meters, otherwise Homeowners will be required to put down a \$150.00 deposit for equipment.

C. BBQ (Date/Menu): The BBQ will be on May 11, 2024 after the associations annual meeting. It will be a potluck and the board will barbecue hot dogs and hamburgers.

D. Boat Parking (Meeting w/ Fire Department after meeting): The board is working on revising the boat/trailer/vehicle parking rules and regulations due to the number of complaints received. David Minyard and Frank Gaspar met with the fire department during the meeting and will report their findings at the October meeting.

5. Reports of Committees:

Architectural/Standards & Compliance Committee

- Lot #13 (Extending walkway and deck): The project was denied by the board.
- Lot #35 (Tree limbs): The board denied the homeowners request and has given them permission to trim the limb over their fireplace.
- Lot #26 & 57 (Paint): The board reviewed locations and approved their paint colors.
- Lot # 74 (Deck repair) The project was approved by the board.
- Lot #53 (Leaves) The leaves on common ground will be addressed by the gardener, but any all leaves/debris/branches that are raked up into piles will be the responsibility of the homeowner to dispose of.
- Lot #96 (Erosion) The board wants to monitor this area this winter to determine if there is an issue or not.

6. Owner comments/Letters

- A homeowner asked for the board to revisit the parking rules due to boats and large vehicles parking in front of their home.
- Ridgeline HOA should invest in tags to give to homeowners to place on their trailers and boats to provide proof of ownership.
- A homeowner asked if the carports are not re-built, can the spots change?
- A homeowner asked if the association would train a few homeowners to drive the snow plow to help during the winter time.

- Any and all homeowners are allowed to park within any free space within the Association.
- A homeowner mentioned that we should install cameras throughout the Association to catch people dumping trash outside of the trash bins.
- Please pickup after your animals, homeowners are noticing more dog feces on the asphalt and throughout the Association.
- A homeowner mentioned that it would be nice to expand the boat yard to get more boats within.
- A homeowner asked if it is okay to point surveillance cameras toward homeowner's homes?

7. Adjournment: Meeting was adjourned at 10:42 AM

The next board meeting will be Saturday, October 14, 2023 at Clyde Shaffer's house, 40547 Big Pine Trail.

Homeowner's Meeting will be at 9:30 AM within Clyde Shaffer's home.

Homeowners/Renters Present:

Clyde & Lori Shaffer - #41	Helen Figueroa - #54	David Minyard - #15
Frank Gaspar - #07	Samuel Bodine - #62	William Roeder - #13
Tom Simpson - #29	Kevin Smith - #09	Kathi Gallinetti - #08
Bradford Applin - #25	Allen & Monique Riedel - #111	Tami Frieson - #42
Jim Lutter - #43	Steve Trotta - #83	
Madison & Pam Gartman - #64	Wallace Vahlstrom - #38	