

# Ridgeline Homeowners Association

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5100 North Sixth Street, Suite 164 | Fresno, CA 93710 | [support@unitypm.com](mailto:support@unitypm.com)

## BOARD OF DIRECTORS MEETING MINUTES

March 9, 2024  
40547 Big Pine Trail

**Present:** Clyde Shaffer called the meeting to order at 9:30am. Other members present were David Minyard, Frank Gaspar, and Steve Trotta.

**Management:** Leann Gonchoroff represented Unity, Inc.

**Minutes:** MSC (ST/DM 4-0) to approve the February 10 2024 Board Meeting Minutes.

**Financial Report:** Tabled

**Landscape/Architectural:** Frank Gaspar reported that there was an accident last week and there was a lot of damage. The Highway Patrol and a tow truck were dispatched.

### Business

**Collections/Pre-Lien:** None

**Acceptance of Helen Figueroa's Resignation:** MSC (CS/DM 4-0) to accept Helen's resignation.

**Appointment of a New Director:** There were 2 homeowners that expressed an interest to service until the next Annual Meeting. Management asked them to send this in to [support@unitypm.com](mailto:support@unitypm.com) so the Board can make a decision at the next meeting.

**Recall Efforts:** Because this happened during the transition of management companies, the attorney is handling this.

**Boat Parking:** There was discussion regarding where to allow owners to park their boats. This topic was tabled until the revised Parking Policy can be established, and stalls are assigned to each owner. Clyde and Steve will be taking to each owner to make sure that they are happy with the stalls assigned.

**Video Security Update:** Back in October it was approved to install cameras at each of the dumpsters. After discussion it was MSC (ST/FG 4-0) to approve to renew the contract for 24/7 monitoring for \$900.00 per year.

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**Snowplow Plan:** Frank reported that it did snow last weekend but it was only about 2 inches and was really slushy, so plowing was not an option. Clyde stated that he is looking for options in case of an emergency or if we have deep snowfall.

**Change Board Meeting Dates:** After discussion and careful consideration it was MSC (DM/ST 4-0) to change the meeting date to a weekday as this is a business meeting that the homeowners can attend if they choose to. The meeting will now be held on the first Thursday of each month at 4:00pm.

**Annual Meeting:** The previous management company did not send out the Call for Candidates in time for the Annual Meeting to be held in May, so it has been rescheduled for July 20, 2024 at 10:00am. There will be a short business meeting at 9:00am. At the next meeting the Board will appoint the Inspector of Elections.

**Correspondence:** None

**Homeowner Forum:** There were (18) owners that signed in.

MSC (CS/ST 4-0) to adjourn to Executive Session.

Executive Session: Approval of the January 13, 2024 Executive Session Minutes – Tabled  
Approval of the February 12, 2024 through February 21, 2024 Executive Meeting Minutes were approved as presented.

The next Board Meeting is scheduled for April 4, 2024 at 4:00pm unless otherwise posted.

MSC (ST/DM 4-0) to adjourn as there was no further business.

Submitted by: Leann Gonchoroff  
Community Association Manager

I, Clyde Shaffer, am the duly appointed Secretary/President of Ridgeline Homeowners Association and hereby certify that these minutes were approved by the Board of Directors on 06/04/24, 2024

Clyde Shaffer  
Clyde Shaffer (Apr 6, 2024 15:03 PDT)

Signature






# RHO 3-2024 mins

Final Audit Report

2024-04-06

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