

# 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

May 2, 2024

40547 Big Pine Trail

**Present:** Clyde Shaffer called the meeting to order at 4:00pm. Other members present were David Minyard, Frank Gaspar, Kathy Bibb, and Steve Trotta.

**Management:** Leann Gonchoroff represented Unity, Inc. in person and had Teams available.

**Minutes:** MSC (D/F 5-0) to approve the April 4, 2024 Board Meeting Minutes.

**Financial Report:** MSC (D/S 5-0) to accept the March 2024 financial report as presented.

**Landscape/Architectural:** 40511 Saddleback submitted plans to install a deck and stairs. After discussion it was MSC (S/F 5-0) to approve the plans as submitted.

The association previously had a plumber out to 50825 Smoke Tree Trail to determine the cause of water not flowing from a corrugated drain line in the common area. After discussion, it was MSC (5-0) to call Two Dog Plumbing and have them take care of the issue in the common area.

### **Business**

**Collections/Pre-Lien:** None

**Parking Stall realignment:** Steve Trotta, Clyde Shaffer and David Minyard have been working to complete the assigned parking spaces and are almost finished with the numbering. They were happy to say that all but one person was happy and those homeowners present thanked them for getting this accomplished.

### **Boat Parking:**

- a) Per CC&R's (approved and not approved places): No changes were made at this time, and they will adhere to the CC&R's
- b) Flat Tires on Trailers: The Board wanted to remind everyone that trailers must be maintained even while in the storage yard. Management will send letters as needed.
- c) Unlicensed Golf Cart in Unmarked Area in Yard: Management will send a letter if unresolved.

**New Reserved Parking for Lot 36:** There was discussion to remove vegetation and add pavers, but the Board agreed to take a look at this area again when they do the repaving of the whole community.

**Lighting Repairs:** Tabled

**Updated Assessment Collection Policy:** After discussion it was MSC (D/S 5-0) to have the attorney update this policy so this will enable the association to properly collect unpaid assessments.

**Architectural Resolution:** After discussion it was MSC (D/S 5-0) to have management prepare this resolution.

**Firewise Update:** David Minyard spent all day this past Saturday for the association to become Firewise approved. David mentioned that even if you have the Fair Plan, you should be able to get a discount. One thing the Fire Marshall mentioned that needed to be done was the removal of the wooden slats around the fencing of the propane tanks.

**Committee's:** There was discussion regarding the need for more homeowners to get involved and the best way is to have volunteers for different committees. It was agreed to have management send out a memo asking for volunteers for the Architectural Committee, Landscape Committee, and the Social Committee.

**Annual Meeting:** July 20, 2024, at 10:00am. in the Big Pine Trail cul-de-sac.

**Board Education After the Annual Meeting:** After the discussion it was agreed that this is needed and would like to hold it on September 5, 2024, at 2:30pm prior to the actual Board meeting. Management will clear this date with the attorney.

**Correspondence:** The Board received correspondence from a homeowner's regarding the new process for candidate statements, pine needles and a neighbor-to-neighbor issue.

**Homeowner Forum:** There were (14) owners present either in person or via Teams.

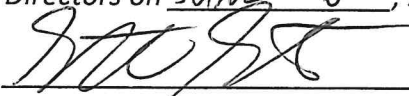
Executive Session: Fine hearing for landscape, A/R Aging report and correspondence.

The next Board Meeting is scheduled for June 6, 2024, at 4:00pm unless otherwise posted.

MSC (5-0) to adjourn as there was no further business.

Submitted by: Leann Gonchoroff  
Community Association Manager

I, STEVE TROTTA, am the duly appointed Secretary/President of Ridgeline Homeowners Association and hereby certify that these minutes were approved by the Board of Directors on JUNE 6, 2024.

  
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Signature

Ridgeline Homeowners Association Meeting Sign-in

Date: 5/2/2024

Name	Address	Phone Number
Kathy Bibb	40588 Saddleback Rd	559 903 5066
<del>Frank &amp; Sharon</del> David Kinyard	405709 40533 Saddleback Rd	209 760-9225 558-730-1195
STEVE THOTA	40600 104D 222	661-202-0482
MACY	40510 Saddleback	559-676 3933
Ton Smoot	50830 Smoke Tree Trail	559) 284-4848
Carole Smoot	50839 Smoke Tree Trail	559) 284-8877
James Ferris	50839 Smoke Tree Trail	818.324.7194
Valerie Ferris	50839 Smoke Tree Trail	818.324.7199
MIKE JENSEN	50858 Smoke Tree Trail	559-676-0682
Chuck & Pam Aiello	50834 Smoke Tree Trl	559-259-0782
Bernice & Garry Mignatt	50832 Smoke tree trail	805-304-8335 405-231-4514
Kathi Gallinetti	40511 Saddleback	407-3694 346-4533
Don Smoother	40547 Big Bush Trail	559-930-6044
Dennis Montejano (TEAMS)		