

Ridgeline Homeowners Association

5100 North Sixth Street, Suite 164 | Fresno, CA 93710 | support@unitypm.com

BOARD OF DIRECTORS MEETING MINUTES

June 6, 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 (S/K 5-0) to approve the May 2, 2024, Board Meeting Minutes.

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

Landscape/Architectural: No report at this time.

Business

Collections/Pre-Lien: None

Boat Parking: There was discussion about eliminating one 10' parking space across from Lot 61, remove about 14ft of red (no parking) and make a larger/longer open parking space about 22ft long and 8ft wide running parallel with the edge of the asphalt to allow a larger vehicle or even a boat with a trailer to park. After discussion it was MSC (K/S 3-2) to approve this change.

Assessment/Collection Policy: The Board previously approved the association attorney prepare for distribution and adoption an updated Assessment/Collection Policy. After review and discussion, it was MSC (S/C 5-0) to approve the policy as written and to send it out for 28-day review and comment period. This policy will be adopted at the next regular board meeting on July 20, 2024.

Two Dog Plumbing: Tabled for additional information.

Lighting Repairs: MSC (D/S 5-0) to remove this item from the agenda.

Architectural Resolution: Tabled

Asphalt Seal Project: The Board received 2 proposals. American Seal Coating submitted a proposal to remove & replace areas on Foxboro Ct and Smoke Tree Trail, thoroughly sweep and clean asphalt surfaces, hot crack fill all existing cracks ½" or wider with hot rubberized material, apply 2 coats of asphalt-based emulsion with sand added to the first coat. Reapply line striping and pavement markers with latex base traffic paint, traffic control included for \$53,876.00. Precision Paving submitted a proposal to clean the entire asphalt, apply asphalt emulsion to the surface of the asphalt, restripe pavement markings using exiting layout, patch 2 areas of

pavement and 1 area of curbing using hot mix asphalt for \$67,050.00. After discussion it was MSC (D/C 5-0) to approve to sign the contract with American Seal Coating for \$53,876.00. Management will work with contractor for scheduling to provide everyone with enough notice.

Tree Trimming/Fire Mitigation/Removal: Tabled for another proposal.

Short Term Rentals: The Board wanted to remind everyone of the rules for Short Term Rentals. They can be found in Section 4.07 of the CC&Rs. Part of this section states that owners must provide a copy of the rental agreement to management that will be shared with the board.

Committees: Tabled

Annual Meeting: July 20, 2024, at 10:00am. in the Big Pine Trail cul-de-sac. The regular Board meeting will be held at 9:00am prior to the Annual Meeting.

Correspondence: None

MSC (5-0) to add Tow Policy to the Agenda.

Tow Policy: After discussion it was MSC (D/S 5-0) to have the attorney prepare the required policy for adoption.

Homeowner Forum: There were (2) owners present either in person or via Teams.

MSC (D/D 5-0) to adjourn to Executive Session.

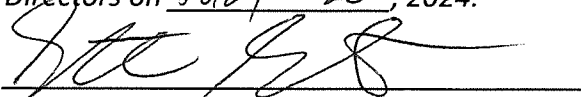
Executive Session: MSC (D/S 5-0) to approve the May 2, 2024, Executive Session Meeting Minutes, and correspondence.

The next Board Meeting is scheduled for July 20, 2024, at 9:00am unless otherwise posted.

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

Submitted by: Leann Gonchoroff
Community Association Manager

I, STEVEN 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 JULY 20, 2024.



Signature