

Ridgeline Homeowners Association

5100 North Sixth Street, Suite 164 | Fresno, CA 93710 | 228-0606 | FAX 228-0899

ANNUAL HOMEOWNERS MEETING

July 20, 2024

Call to order: Clyde Shaffer called the Annual Meeting to order and asked Thomas Simpson and Pam Gartman, the Inspectors of Elections, to start opening to tally the ballots.

Manager: Leann Gonchoroff, PCAM® of Unity, Inc

Establish Quorum: Inspectors of Elections, Thomas Simpson and Pam Gartman established a quorum of 60 ballots received.

Financial Report: David MInyard reported that many changes have happened since Unity came on Board. The one most important thing reported that prior management was able to move funds from the reserve account without board knowledge. Unity has made sure to change this as only the board, signed by two board members, will have access to those funds. All changes have been made to protect the corporation.

Annual Presidents Report: Clyde Shaffer report is included in these minutes and highlighted that we will be doing some asphalt repair, and all the roads will have a seal coat and slurry. We will also be taking care of trees and doing some fire mitigation. The board has also been hard at work establishing policies. These will be mailed out shortly for 28-day review to the homeowners and adopted at the next regular meeting. In 2025 we will also be working on restating (revision) of the Governing Documents to bring them to the current laws and standards. With Unity's help we were able to attain better insurance for less and the new broker was able to provide us with coverage that we did not have prior.

Homeowner Forum:

- * Request to add a sign at the north entrance (at the fork in the road) to those homes on Road 222 with the addresses because deliveries are missed, and people can't find their way. (the board will look into this)
- * What about adding gates? (Most people present didn't want them)
- * There have been a lot of sirens lately outside the community.
- * Are the dues (assessments) likely to go up? (At this point we can't say until we work the 2025 budget)
- * There is concern about the rising cost of water. (The association can't do anything about this)
- * What's going on with the sewer at the lift station. It smells. (This is not an association issue)
- * What's happening with Short Term Rentals? (The policy will be going out for 28-day review)
- * There is a problem with the National Forest not clearing their own property. (owners present, were told to contact them themselves)

Election Results: Inspector of Elections, Thomas Simpson reported the results to fill the three openings. Steve Trotta, Kathy Bibb, and David Minyard were elected as follows : Steve Trotta 40, Kathy Bibb 37, David Minyard 32, David Oliver 30, and Gregory Robinson 15.

MSC to adjourn to the Organizational Meeting.

The meeting was then adjourned.

Respectfully Submitted by:
Leann Gonchoroff, CMCA®, AMS®, PCAM®
Community Association Manager

Approved:


President/Secretary

Date:

Sept. 5, 2024

ANNUAL MTG. 7/20/24

1. YEAR OF CHANGE

A. NEW BOARD MEMBERS

STEVIE TROTA

DAVE MINYARD

KATHY BIER

B. NEW PROPERTY MANAGER (PM)

UNITY/LEANN GOYCHONOFF

C. IMPACTS OF NEW PM.

- MUCH IMPROVED SERVICE

- INSURANCE COVERAGE/COST

- POLICY UPDATES

ALL UPDATES,
REVIEWED BY
ATTORNEY, CA.
CODE COMPLIANT

- PARKING/TOWING

- RENTALS

- COLLECTIONS

- ONLINE TOOLS

- BILL PAYMENT

- COMPLAINTS

- A/R CHANGES

- HOA L/B.

2. PROJECTS

A. CARPETS (931 NO)

B. REPAINT/RELOCATION OF RESERVED PARKING

C. ASPHALT REPAIR, RESEAL, REPAINT

D. TREE TRIMMING

E. PLUMBING DAMAGE

F. RETAINING WALLS

G. FIREWISE COMMUNITY