

# Ridgeline Homeowners Association

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## BOARD OF DIRECTORS MEETING MINUTES

July 20, 2024

40547 Big Pine Trail

**Present:** Clyde Shaffer called the meeting to order at 9:00am. 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 (5-0) to approve the June 6, 2024, Board Meeting Minutes.

**Financial Report:** MSC (5-0) to accept the financial reports through June 2024 as presented.

**Landscape/Architectural:** No report at this time.

### Business

**Collections/Pre-Lien:** None

**Assessment/Collection Policy:** The proposed Assessment/Collection Policy was sent for 28-day review and comment. Hearing none, it was MSC (5-0) to adopt the policy as presented. The policy will be posted to the portal under Governing Documents.

**Top Dog Plumbing:** Tabled.

**Architectural Resolution:** A copy was provided to the board for their records.

**Asphalt Seal Project:** The project is supposed to start this next week.

**Tree Trimming/Fire Mitigation/Removal:** The board received and reviewed 2 proposals. A\*Plus Tree Care \$8,069.80 and Clean Cut Tree Service \$6,000.00. After discussion it was MSC (5-0) to contract with Clean Cut Tree Serve for \$6,000.00.

**Towing and Parking Policy:** At the board's request, the attorney drafted Parking Rules and Towing Policy. After review and discussion and one addition it was MSC (5-0) to send this out for 28-day review and will be adopted at the next regular board meeting on September 5, 2024.

**Short Term Rentals:** At the board's request, the attorney drafted Rental Rules. After review and discussion, it was MSC (5-0) to send this out for 28-day review and will be adopted at the next regular board meeting on September 5, 2024

**Retaining Wall Repairs:** Tabled

**Annual Meeting:** Immediately following this meeting at 10:00am.

**Correspondence:** The Board received correspondence regarding the timing of the slurry. Unfortunately, because of all the trees, shade and the cooler temperatures at night in the mountains there is a small window of time when this project can be done.

**Meeting Place:** After discussion it was MSC (5-0) to hold the meetings moving forward at Premier Valley Bank in Oakhurst. The address is 40061 CA-49, Oakhurst, CA 93644.

**Board Training:** The Associations attorney will provide Board training via Zoom on September 5, 2024, at 2:00pm. This is only for Board members.

**Homeowner Forum:** There were (3) owners present in person.

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

Executive Session: MSC (5-0) to approve the June 6, 2024, Executive Session Meeting Minutes, fine hearings for yard maintenance and tree removal. One fine was levied.

The next Board Meeting is scheduled for September 5, 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, Frank Gaspar, am the duly appointed Secretary/President of Ridgeline Homeowners Association and hereby certify that these minutes were approved by the Board of Directors on Sept 5, 2024.

Frank Gaspar  
Signature