

# Ridgeline Homeowners Association

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## BOARD OF DIRECTORS MEETING MINUTES

September 5, 2024

Premier Valley Bank 40061 Hwy 49 Oakhurst, CA 93644

**Present:** David Minyard called the meeting to order at 4:00pm. Other members present were Clyde Shaffer, 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 July 20, 2024, Board Meeting Minutes.  
MSC (5-0) to approve the July 20, 2024 Annual Meeting Minutes  
MDC (5-0) to approve the July 20, 2024 Organizational Meeting Minutes

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

**Landscape/Architectural:** 40730 Foxboro submitted an application to install a new walkway. This request was placed on hold pending further information required.

50832 Smoketree Trail submitted an application to remove a tree that is diseased. After discussion it was MSC (5-0) to approve the removal at the owner's expense.

## **Business**

**Collections/Pre-Lien:** None

**Plumbing:** The board received proposals from two plumbing contractors to fix drainage issues at 2 different addresses. #1) 50825 Smoketree Trail to reroute to divert to the west of the existing path and west of the house downhill. After discussion it was MSC (5-0) to approve Lakeshore Construction for \$1,500.00. #2) 505839 Smoketree Trail to reroute rain gutter discharge. After discussion it was MSC (5-0) to approve Lakeshore Construction for \$600.00.

**Asphalt Seal Project:** The repairs have been completed but the actual sealing project has been delayed until June/July of 2025. The contractor is holding the same price as previously agreed upon.

**Tree Trimming/Fire Mitigation/Removal:** The board previously approved the proposal from Clean Cut Tree Serve for \$6,000.00 but due to circumstances they are unable to do the work. Access Tree Service provided a proposal for the exact same work for the same price. After discussion it was MSC (5-0) to approve this new proposal.

**Towing and Parking Policy:** After discussion it was MSC (5-0) to approve the Parking Rules & Towing Policy as sent out for 28-day review and comment period.

**Short Term Rentals:** After discussion and hearing the concerns of the community it was MSC (5-0) to approve the Rental Rules as amended. The board wants to reassure the community that these rules are not making changes or amending the CC&Rs in any way since the CC&Rs already state that no one is allowed to rent their home for less than 30 days. These rules are just supplemental and give clarity.

**Retaining Wall Repairs:** The board received 2 proposals for retaining wall repairs. After discussion it was MSC (5-0) to conditionally approve the proposal from Silverfox Gardens for 50832 Smoketree Trail for \$2,800.00 and 40710 Foxboro for \$4,800.00 pending vendor vetting approval.

**Home Inspections:** We didn't do the inspections this year but will resume starting April 2025. We hope to set up a committee for this project.

**Security Gates:** Tabled

**Correspondence:** The Board received correspondence regarding the RV & Storage yard. The spaces only come available when there is a vacancy. There was another email regarding being added to the community emails. The resident was informed that they will have to ask the owner of the house to add the person as a resident.

**Homeowner Forum:** There were (6) owners present via Teams in person and a sign in sheet was on the table but not everyone present signed it.

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

Executive Session: MSC (5-0) to approve the July 20, 2024, Executive Session Meeting Minutes, fine hearings for house maintenance and tree removal.

The next Board Meeting is scheduled for October 3, 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, \_\_\_\_\_, am the duly appointed Secretary/President of Ridgeline Homeowners Association and hereby certify that these minutes were approved by the Board of Directors on \_\_\_\_\_, 2024.*



\_\_\_\_\_  
Signature

Ridgeline Homeowners Association Meeting Sign-in

Date: Sept. 5-2024

Name	Address	Phone Number
Helen Figueroa	40576 Saddleback Rd	831-212-3706
Monique Riedel + Allen	40724 Foxbark Ct	(951) 396-7108
<del>Patricia Kuhlend</del>	40571 Saddleback	
Lynda Bodine	40593 Saddleback Rd.	510 760-8303
Jill + Carol Joot	50030 SmokeTree Tr.	562 294-4718
Dorothy Francis	40531 Saddleback	559 960-4054
Gandy Prange	40517 Big Pine Trl.	818-279-3621
Kevin + Erica Smith	40513 Saddleback	209 628-8723
Jim + Ruth Graf	40580 Saddleback	805-405-9064
RAY DUKAT	40551 SADDLEBACK	858 472-0506
MACEY		
RON DUKAT	50825 SMOKE TREE TRAIL	310 658-4262