

Ridgeline Homeowners Association

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BOARD OF DIRECTORS MEETING MINUTES

October 3, 2024

Premier Valley Bank 40061 Hwy 49 Oakhurst, CA 93644I

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 September 5, 2024, Board Meeting Minutes.

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

Balance Sheet For 8/31/2024

Cash		
Pacific West Checking	<u>\$22,782.31</u>	
Total Cash		\$22,782.31
Cash Reserves		
Pacific West Reserve	\$144,852.64	
Edward Jones Investment	<u>\$185,881.90</u>	
Total Cash Reserves		\$330,734.54
Other Assets		
Accounts Receivable	\$5,231.80	
Tools & Equipment	\$7,662.93	
Snowplow Ford F350	<u>\$12,046.00</u>	
Total Other Assets		\$24,940.73
	Total Assets	\$378,457.58
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Liabilities		
Prepaid Assessments	<u>\$2,863.84</u>	
Total Liabilities		\$2,863.84
Capital		
Reserve Deposit	\$24,400.50	
Reserve Interest	\$6,003.31	
Retained Earnings	\$322,335.71	
Net Operating Income	<u>\$22,854.22</u>	
Total Capital		\$375,593.74
	Total Liabilities / Equity	\$378,457.58

Landscape/Architectural: David Minyard shared that he received a letter from Ferrel Gas that everyone else should have also. He will share this with management to be sent to everyone.

Business

Collections/Pre-Lien: Allied Trustee Services sent the board an Authorization to record NODA (Notice of Delinquent Assessment (Lien)) for APN 059-290-036-000. MSC (5-0) to approve as presented.

Committees: The board discussed sending an interest flyer to all homeowners to see what committee they may be interested in serving on. So far, the list of committees are Landscape, Architectural, Social/Welcoming, Spring Inspection. It was also agreed that at least 1-2 board members would serve on each committee.

Ground Keeper & Maintenance Agreement: A new service agreement was drafted, reviewed and presented for the board's approval with some minor changes which include and increase of monthly maintenance charge increase from \$2,800.00 to 3,000.00. MSC (5-0) to approve the agreement.

Parking Bumpers: Tabled for more information.

Proposed 2025 Budget: Treasurer Clyde Shaffer went over the proposed budget for those present. Added to the 2025 budget is a line item for Spring Clean-up, increased contingency, reserve study update. With this budget we can again raise the reserve deposit and if we keep this up, we will be fully funded in six years. This budget is keeping the same quarterly assessment of \$380.00. MSC (5-0) to approve to proposed budget as presented.

Updated Reserve Study Contract to include 2 Annual Calculation Updates: Management brought this to the board attention that this should have been completed at the same time the original contract was signed to be in compliance and not pay additional fees for the updates that are needed the next 2 years for the disclosure packets. Walla Services who just recently completed the full on-site reserve study. The cost for each year will be \$375.00. MSC (5-0) to approve the proposal.

Security Gates: David Minyard met with a PG&E representative to see what would be needed for electricity if gates were to be installed. It was determined that a panel and meter would be needed but before any of this is done, a no fee application for enhance service must be submitted first. MSC (5-0) for Clyde Shaffer to get this application started.

Edward Jones Reserve Account: MSC (5-0) for management to contact our representative to make sure that the reserve account is earning the best interest it can be at this time.

Firewise: David Minyard reported that there has been a lot of issues with insurance companies recognizing our community addresses in order to eligible for the Firewise discount. He has been informed that the governmental entity that is in charge of this is working on this glitch.

Correspondence: The Board received correspondence from a homeowner stating that they are halting the stair project and wants the association to focus on repairing the retaining wall. The Board received another correspondence regarding changing the plans of installing a raised deck due to County permit issues. They would like to proceed with just installing a cement slab. The board approved this change.

Homeowner Forum: There were (9) owners present, and Teams was available and no one signed on.

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

Executive Session: MSC (5-0) to approve the September 5, 2024, Executive Session Meeting Minutes, fine hearings for Architectural violation and correspondence.

The next Board Meeting is scheduled for November 7, 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 Bayler, 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.

Frank Bayler
Signature

11-7-2024