

Ridgeline Homeowners Association

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

BOARD OF DIRECTORS MEETING MINUTES

November 7, 2024

Premier Valley Bank 40061 Hwy 49 Oakhurst, CA 93644I

Present: David Minyard called the meeting to order at 4:03pm. Other members present were Clyde Shaffer, Frank Gaspar, Kathy Bibb, and Steve Trotta.

Management: Leann Gonchoroff was not present at the meeting.

Minutes: MSC (5-0) to approve the October 3, 2024, Board Meeting Minutes.

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

Balance Sheet For 9/30/2024

Cash		
Pacific West Checking	\$17,610.82	
Total Cash		\$17,610.82
Cash Reserves		
Pacific West Reserve	\$126,696.82	
Edward Jones Investment	\$185,881.90	
Total Cash Reserves		\$312,578.72
Other Assets		
Accounts Receivable	\$1,904.00	
Tools & Equipment	\$7,662.93	
Snowplow Ford F350	\$12,046.00	
Total Other Assets		\$21,612.93
	Total Assets	\$351,802.47
Liabilities		
Prepaid Assessments	\$5,010.84	
Total Liabilities		\$5,010.84
Capital		
Reserve Deposit	\$28,467.25	
Reserve Interest	\$6,096.74	
Reserve Withdrawal	(\$22,316.00)	
Retained Earnings	\$322,335.71	
Net Operating Income	\$12,207.93	
Total Capital		\$346,791.63
	Total Liabilities / Equity	\$351,802.47

Landscape/Architectural: 40646 Road 222 patio repair (ratify) – Moved to Executive session. 40626 Road 222 repair staircase, chimney, patio, paint, faux rock, landscape (ratify) – This was approved via email. MSC (5-0) to ratify/approve this request.

Business:

Collections/Pre-Lien: Allied Trustee Services sent the board an Authorization to record NODA (Notice of Delinquent Assessment (Lien)) for APN 059-280-044-000. MSC (5-0) to approve as presented.

Committees: Unity and the board have received several requests from homeowners to be on the various committees. The Board will compile a list from the emails and discuss it further at the January meeting.

Edward Jones Reserve Account Open CD(s): The Board discussed the option of moving some funds from the low APR savings account to higher rate CD's. It was MSC (5-0) to move \$75,000 to a 6-month CD and another \$75,000 to a 9-month CD.

Small Retaining Wall: MSC (5-0) to ratify Lakeshore Construction Repair \$2,200.00 as approved previously via email.

Mobile One Construction: Repair of approximately 3 sections railroad ties/retaining walls. There was discussion about moving forward with both sections as quoted or get another quote from a contractor Frank just provided. It was MSC (5-0) to move forward with section 2 (\$9,500) of the Mobile One quote since this section was in the worse shape and has been pending for some time. It was MSC (5-0) to tentatively approve section 1 (\$10,000) of the quote from Mobile One, pending hearing from the other contractor. A deadline was given of 5:00pm Friday, November 8. **** NOTE: As of the writing of these minutes on Saturday, November 9, the new contractor has never called back, so the motion to approve section 1 of the quote. ****

Security Gates: Clyde still has not heard back from PG&E on the cost of bring power to the area and changing our account. It was MSC (5-0) to table this item. We will add it back to the agenda once we have all the required information.

Trip Hazards: After discussion it was MSC (5-0) to do an inspection of all the sidewalks in the community for any other trip hazards in the hope of getting a better price if we have them all fixed at the same time. Clyde and Kathy will do the inspection in the next few weeks and send out a list to the Board and Unity. We will get a new quote, if needed, and move on it at the January 2 meeting.

Correspondence: None

Homeowner Forum: There were (3) owners present.

One homeowner asked if we could have enhanced communication from Unity.

Several homeowners were upset that they received late fees because they didn't get their dues bill until after October 1.

One homeowner asked if we could look in to scheduling extra trash pickup on holiday weekends when more homeowners are here.

There is concern over some dead landscaping. Do we water or rely on rain?

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

Executive Session: MSC (5-0) to approve the October 3, 2024, Executive Session Meeting Minutes.

The next Board Meeting is scheduled for January 2, 2025, 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, K. Bibb, am the duly appointed Secretary/President of Ridgeline Homeowners Association and hereby certify that these minutes were approved by the Board of Directors on 1.2, 2025.

K. Bibb
Signature