

Ridgeline Homeowners Association

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

BOARD OF DIRECTORS MEETING MINUTES

January 2, 2025

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, Kathy Bibb, and Steve Trotta.

Management: Leann Gonchoroff with Unity, Inc.

Minutes: MSC (4-0) to approve the November 7, 2024, Board Meeting Minutes.

Financial Report: MSC (4-0) to accept the financial reports through November 2024 as presented.

Balance Sheet For 11/30/2024

Cash		
Pacific West Checking	<u>\$32,536.76</u>	
Total Cash		\$32,536.76
Cash Reserves		
Pacific West Reserve	\$121,300.90	
Edward Jones Investment	<u>\$185,881.90</u>	
Total Cash Reserves		\$307,182.80
Other Assets		
Accounts Receivable	\$4,079.00	
Tools & Equipment	\$7,662.93	
Snowplow Ford F350	<u>\$12,046.00</u>	
Total Other Assets		\$23,787.93
	Total Assets	<u>\$363,507.49</u>
Liabilities		
Prepaid Assessments	<u>\$1,335.94</u>	
Total Liabilities		\$1,335.94
Capital		
Reserve Deposit	\$36,600.75	
Reserve Interest	\$6,267.32	
Reserve Withdrawal	(\$36,016.00)	
Retained Earnings	\$322,335.71	
Net Operating Income	<u>\$32,983.77</u>	
Total Capital		\$362,171.55
	Total Liabilities / Equity	<u>\$363,507.49</u>

Landscape/Architectural: 40547 Saddleback for repairing of the decks. MSC (4-0) to approve as submitted.

Business:

Collections/Pre-Lien: None

Committees: The board reviewed the requests from homeowners to be on the various committees. The Board has appointed each member to the following committees:

Spring Inspection: Sheila Alcantara, Bernie Mynatt and Erica Smith, Clyde Shaffer and Kathy Bibb. The inspection will be held on April 10, 2025. Information will be provided to the committee members.

Architectural Committee: Tabled

Social Committee: Scott Saylor, Macy Maginn, Craig & Tammy Friesen and Brittney & Rick Enthoven. This committee will be in charge of getting speakers ie. Cal Fire, Firewise etc to attend the annual meeting and also coordinate the picnic. There was also discussion about having this committee welcome new owners/residents into the community. More discussion will follow.

The board welcomes all those that volunteered.

2025 Capital Projects: The asphalt project was started in 2024 and will be completed in 2025. Clyde reported that in 2024, we completed 3 retaining wall projects and there are additional retaining walls that need attention as well. The proposal will be provided for the next board meeting. Management will contact Bass Lake Water to see if they can run a camera in the sewer lines and get a cost to hydro flush. The fire lanes and curbing will be completed with the asphalt this summer. The board asked management to get the cost to restate the Governing Documents.

Propane System: Suburban Gas finally provided the schematic of the gas lines and this was provided to our current provider.

Tree Policy: There was discussion on protocol if there is an emergency and who has authority to approve emergency work. The board would have an emergency meeting if needed and the manager does have the authority up to \$1,000.00.

Bass Lake Water Leak Update: Clyde reported that there was a massive leak that Bass Lake Water did take care of.

Exterior Lighting: One of the Board members received a complaint that the lights are too bright. The board discussed this and agreed that they will continue to replace any common area light that goes out with LED.

Towing Policy: Tabled as we are still working on this.

Snow Removal: The truck/snowplow is ready and waiting on Saddleback. We are still exploring options for emergency snow plowing that may be needed.

Annual Inspection: The inspection will take place on Friday, April 10, 2025, starting at 10:00am.

Annual Meeting: Saturday, June 14, 2025, with 2 positions expiring. The call for candidate will be going out shortly.

Correspondence: None

Homeowner Forum: There were (5) owners present.

MSC (4-0) to adjourn to Executive Session.

Executive Session: MSC (4-0) to approve the November 7, 2024, Executive Session Meeting Minutes. Fine hearing for exterior home maintenance and homeowner correspondence.

The next Board Meeting is scheduled for February 6, 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, Kathy 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 2.6, 2025.

K. Bibb
Signature