

Ridgeline Homeowners Association

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

BOARD OF DIRECTORS MEETING MINUTES

February 6, 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 January 2, 2025, Board Meeting Minutes.

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

Balance Sheet For 12/31/2024

Cash		
Pacific West Checking	<u>\$31,049.77</u>	
Total Cash		\$31,049.77
Cash Reserves		
Pacific West Reserve	\$115,945.72	
Edward Jones Investment	<u>\$185,881.90</u>	
Total Cash Reserves		\$301,827.62
Other Assets		
Accounts Receivable	\$2,806.50	
Tools & Equipment	\$7,662.93	
Snowplow Ford F350	<u>\$12,046.00</u>	
Total Other Assets		\$22,515.43
	Total Assets	<u>\$355,392.82</u>

Liabilities		
Accounts Payable	\$6,000.00	
Prepaid Assessments	<u>\$6,258.94</u>	
Total Liabilities		\$12,258.94

Capital		
Reserve Deposit	\$40,667.50	
Reserve Interest	\$6,345.39	
Reserve Withdrawal	(\$45,516.00)	
Retained Earnings	\$322,335.71	
Net Operating Income	<u>\$19,301.28</u>	
Total Capital		\$343,133.88

Landscape/Architectural: 50832 Smoketree for staining the new retaining wall to match the existing portion. MSC (4-0) to approve as submitted.
5032 Smoketree to repair woodpecker damage. MSC (4-0) to approve as submitted.

Business:

Collections/Pre-Lien: None

Committees Meetings: No reports submitted.

Asphalt Repair/Parking Policy: Management was asked to get some dates for the asphalt project for this summer so that enough notice can be provided to all the owners. There was discussion about revising the current parking policy to accommodate more assigned parking spaces. Clyde Shaffer and Steve Trotta will bring the revision to the next board meeting for review.

Culvert Repair: The board received 2 proposals for \$6,450.00 and another for \$535.00. After discussion it was MSC (4-0) to contract with Lakeshore Construction for \$535.00.

Retaining Wall Repairs: Mobile One Construction, the previous company that did the work on Foxboro) inspected the property and provided an estimate which included 6 items for the board consideration. After discussion it was MSC (4-0) to approve 4 areas that need repair/replacement for a total of \$19,900.00 which will be funded by the reserve account.

Restatement of the Governing Documents: MSC (4-0) for management to get a proposal from our legal counsel.

Towing Policy: David Minyard found a towing company that would provide an agreement and the required signage for the property that complies with law. After discussion it was MSC (4-0) to contract with Fast Towing for the community.

Annual Inspections: MSC (4-0) that the Annual Spring Inspection will be held this year on April 4th. Management will contact those owners that agreed to be on this committee.

Annual Meeting: Saturday, June 14, 2025, with 2 positions expiring. The call for candidate has gone out. The Social Committee will need to set a meeting date to discuss a plan for the picnic, i.e. food and speakers, etc. Management will send the members of the Social Committee notice that they need to meet to bring their idea(s) to the next board meeting.

MSC (4-0) to add Access Tree Service to the Agenda: MSC (4-0) to ratify the estimates for common area tree work needed at 40533 Saddleback & 40562 Saddleback for a total of \$1,500.00. Both were needed due to insurance company's requests.

Correspondence: None

Homeowner Forum: There was (1) owner present.

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

Executive Session: MSC (4-0) to approve the January 2, 2025, Executive Session Meeting Minutes and personnel.

The next Board Meeting is scheduled for March 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