

# Ridgeline Homeowners Association

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

## BOARD OF DIRECTORS MEETING MINUTES

March 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 February 2, 2025, Board Meeting Minutes.

**Financial Report:** MSC (4-0) to accept the financial reports through January 2025 as presented

### Balance Sheet For 1/31/2025

#### Cash

Pacific West Checking \$56,078.63

#### Total Cash

\$56,078.63

#### Cash Reserves

Pacific West Reserve \$120,699.32

Edward Jones Investment \$185,881.90

#### Total Cash Reserves

\$306,581.22

#### Other Assets

Accounts Receivable \$8,206.50

Tools & Equipment \$7,662.93

Snowplow Ford F350 \$12,046.00

#### Total Other Assets

\$27,915.43

#### Total Assets

\$390,575.28

#### Liabilities

Prepaid Assessments \$7,584.94

#### Total Liabilities

\$7,584.94

#### Capital

Reserve Deposit \$45,341.50

Reserve Interest \$6,424.99

Reserve Withdrawal (\$45,516.00)

Retained Earnings \$341,636.99

Net Operating Income \$35,102.86

#### Total Capital

\$382,990.34

#### Total Liabilities / Equity

\$390,575.28

**Landscape/Architectural:** Clyde Saffer reported that 8 retaining walls have been repaired/rebuilt/replaced as needed, drainage has been repaired although there may be other areas, and some tree trimming has been completed. 50824 Smoketree Trail submitted a request to remove a tree on their property that is dead. After discussion it was MSC (4-0) to allow the owner to remove the tree at their cost. 40576 Saddleback submitted a request for approval for roofing. This was tabled for more information.

**Business:**

**Collections/Pre-Lien:** None

**Committees Meetings:** No reports submitted. Tami Friesen has withdrawn from the Social Committee because their home is for sale. Brittany Enthoven reported that the people agreed to be on this committee are backing out so just she and her husband are on this committee at this time. There was a discussion about the Annual Meeting and what the board might want regarding speakers. Brittany suggested a small bite potluck, but no decision was made.

**Access Tree Service:** MSC (4-0) to ratify the decision to hire Access Tree Service for snowplowing for \$150.00 per hour with a 3-hour minimum if needed and if Enrique (Henry) is not on-site.

**Asphalt Repair/Parking Policy:** American Seal Coating provided 2 dates for the board to choose for the asphalt sealing project this summer. Without any unforeseen problems, the project will take place July 21<sup>st</sup> – 25<sup>th</sup>. Owners/residents will be getting multiple notices regarding this project. Steve Trotta and Clyde Shaffer are still working on the parking policy to accommodate more assigned parking spaces for each household.

**Restatement of the Governing Documents:** There was discussion that the current documents are from 1985 and very outdated. After further discussion it was MSC (4-0) to approve to have Grime Law restate the documents in order to bring them up to current laws. MSC (4-0) to approve the update of the CC&Rs and Bylaws for \$7,650.00 and while doing so, we have to update our election rules for \$595.00. This is a reserve item and will not be paid for out of the operating account.

**Towing Policy Update:** Tabled

**Annual Inspections:** As a reminder the Annual Spring Inspection will be held this year on April 4<sup>th</sup>.

**Annual Meeting:** Saturday, June 14, 2025. The board agreed that they would not have a Board meeting on the first Thursday and just hold the meeting at the same time as the Annual Meeting as done previously.

**Architectural Request Form:** The current form available on-line is not sufficient with our community's needs. The board was asked to go over the handout and come back at the next meeting with ideas for our own to be used.

**Vacant Board Position:** Homeowner Brittany Enthoven submitted an interest to the board to fill this position at least until the annual meeting in June. After discussion it was MSC (4-0) to appoint Brittney to the board as Member at Large.

**Drainage Project:** Clyde reported that he is seeing some issues with some drains (the corrugated lines) in the community and will be keeping a list of those that need more investigation.

**Assigned Parking:** Steve and Clyde are still working on this and should have everything worked out by the time of the asphalt project.

**Correspondence:** None

**Homeowner Forum:** There were (3) owners present.

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

**Executive Session:** MSC (5-0) for a fine hearing.

The next Board Meeting is scheduled for April 3, 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

Kathy Bibb  
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 04/18/25, 2025.

Kathy Bibb  
\_\_\_\_\_  
Signature

**Signature:**   
Kathy Bibb (Apr 18, 2025 09:45 PDT)  
**Email:** bibbkathy@yahoo.com






# Ridgeline HOA

Final Audit Report

2025-04-18

Created:	2025-04-18
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## "Ridgeline HOA" History

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