

# Ridgeline Homeowners Association

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

## BOARD OF DIRECTORS MEETING MINUTES

April 3, 2025

Premier Valley Bank 40061 Hwy 49 Oakhurst, CA 93644I

**Present:** David Minyard called the meeting to order at 4:06pm. Other members present were Clyde Shaffer, Kathy Bibb, Brittany Enthoven, and Steve Trotta via Teams.

**Management:** Tracey Marple with Unity, Inc.

**Minutes:** MSC (5-0) to approve March 6, 2025, Board Meeting Minutes.

**Financial Report:** MSC (5-0) to accept the financial reports through February 2025 as presented

Balance Sheet For 2/28/2025

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<b>Cash</b>		
Pacific West Checking	<u>\$47,511.65</u>	
<b>Total Cash</b>		<b>\$47,511.65</b>
<b>Cash Reserves</b>		
Pacific West Reserve	\$105,545.62	
Edward Jones Investment	<u>\$185,881.90</u>	
<b>Total Cash Reserves</b>		<b>\$291,427.52</b>
<b>Other Assets</b>		
Accounts Receivable	\$6,178.50	
Tools & Equipment	\$7,662.93	
Snowplow Ford F350	<u>\$12,046.00</u>	
<b>Total Other Assets</b>		<b>\$25,887.43</b>
	<b>Total Assets</b>	<b><u>\$364,826.60</u></b>
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<b>Liabilities</b>		
Prepaid Assessments	<u>\$7,584.94</u>	
<b>Total Liabilities</b>		<b>\$7,584.94</b>
<b>Capital</b>		
Reserve Deposit	\$50,015.50	
Reserve Interest	\$6,497.29	
Reserve Withdrawal	(\$65,416.00)	
Retained Earnings	\$341,636.99	
Net Operating Income	<u>\$24,507.88</u>	
<b>Total Capital</b>		<b>\$357,241.66</b>
	<b>Total Liabilities / Equity</b>	<b><u>\$364,826.60</u></b>
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**Landscape/Architectural:** No report

**Business:**

**Collections/Pre-Lien:** None

**Committees Meetings:** No reports submitted.

**Retaining Wall Repairs/Replacement:** After discussion it was MSC (3-2 ) to approve that Ranger Maintenance & Clean Up Remove all (20) rotten railroad ties on the bottom of the bank and replace with new by 40547 Big Pine Tree and remove (12) rotten railroad ties and dirt and replace with new by 40822 Saddleback Rd for a total of \$5,500.00.

**Restatement of the CC&Rs & Bylaws Questionnaire:** MSC (5-0) to table for Board member feedback to be completed within 2 weeks.

**Towing & STR Signs:** After discussion it was MSC (5-0) to install 5 towing signs. After further discussion it was MSC (3-2) to install 2 STR signs at each entrance.

**Towing Contract/Agreement:** MSC (5-0) to ratify the towing agreement with Fast Tow LLC to be the provider for our community.

**Asphalt/Parking Blocks:** There was discussion about the need for additional bump stops in some parking stalls. The board is looking into the rubber bump stops that are black and yellow reflective. These types are also removable. There will be an additional discussion at the next meeting.

**Reminder of Annual Inspections:** Friday April 4<sup>th</sup> at 10:00am at Clyde's home.

**Annual Meeting:** Saturday, June 14, 2025. MSC (5-0) to approve appointment by acclamation if there are no more candidates than seats available.

**Architectural Request Form:** David Minyard asked for feedback on the proposed form at least 10 days prior to the next meeting.

**Assigned Parking:** The board is requesting that the new numbers be at least 8" tall. Can they be reflective? What color would be best?

**Correspondence:** None

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

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

**Executive Session:** MSC (5-0) approval of the March 6, 2025 Executive Session Minutes.

The next Board Meeting is scheduled for May 1, 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

5.1.2025, 2025.

K. Bibb

Signature