

# Ridgeline Homeowners Association

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

## BOARD OF DIRECTORS MEETING MINUTES

May 1, 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.

**Management:** Leann Gonchoroff with Unity, Inc.

**Minutes:** MSC (5-0) to approve April 3, 2025, Board Meeting Minutes.

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

## Balance Sheet For 3/31/2025

<b>Cash</b>		
Pacific West Checking	\$46,522.43	
<b>Total Cash</b>		<b>\$46,522.43</b>
<b>Cash Reserves</b>		
Pacific West Reserve	\$110,292.05	
Edward Jones Investment	\$185,881.90	
<b>Total Cash Reserves</b>		<b>\$296,173.95</b>
<b>Other Assets</b>		
Accounts Receivable	\$5,841.00	
Tools & Equipment	\$7,662.93	
Snowplow Ford F350	\$12,046.00	
<b>Total Other Assets</b>		<b>\$25,549.93</b>
	<b>Total Assets</b>	<b>\$368,246.31</b>
<b>Liabilities</b>		
Accounts Payable	\$600.00	
Prepaid Assessments	\$14,442.94	
<b>Total Liabilities</b>		<b>\$15,042.94</b>
<b>Capital</b>		
Reserve Deposit	\$54,689.50	
Reserve Interest	\$6,569.72	
Reserve Withdrawal	(\$65,416.00)	
Retained Earnings	\$341,636.99	
Net Operating Income	\$15,723.16	
<b>Total Capital</b>		<b>\$353,203.37</b>
	<b>Total Liabilities / Equity</b>	<b>\$368,246.31</b>

**Landscape/Architectural:** Clyde Shaffer reported that we have completed a retaining wall project that looks good. On Saddleback, all but 3 sections have been completed.

**Business:**

**Collections/Pre-Lien:** Allied Trustee Services submitted to the board an authorization to record a NODA for APN #059-280-044-000 for unpaid assessments. After discussion it was MSC (5-0) to approve as submitted.

**Committee Meetings:** Brittany Enthoven reported on behalf of the Social Committee that Maci Magnin and Kathy Gallinetti are taking the lead in preparation for the Annual Meeting pot luck. It will be held at Maci's driveway and Jake & Kathy will be grilling hotdogs. Information will be sent for sign-ups.

**Snow Plow:** David Minyard spoke to the board about the costs of keeping the truck for use only a few times per year and the fact that it just sits in storage. Does this make financial sense. After discussion it was MSC (5-0) to approve to sell the truck /snowplow and we can use that money to outsource the snowplowing as needed.

**Retaining Wall Repairs/Replacement:** After discussion it was MSC (5-0) to approve that Ranger Maintenance & Clean Up for \$3,000.00 on Saddleback to remove all (18) rotten railroad ties between 2 areas because they are rotten and level the ones that are not being replaced. Concrete will be used as reinforcement.

**Restatement of the CC&Rs & Bylaws Questionnaire:** The board went over the questionnaire and answered all the questions for the attorney to provide a draft version. Management will forward the questionnaire.

**Tree Removals:** After discussion it was MSC (4-1) for Axxess Tree Services to remove the Cedar Tree at 50836 Smoke Tree for construction expansion for \$1,400.00.

**Drainage Problem (50836 Smoke Tree):** MSC (4-1) to approve the proposal from Ranger Maintenance to build a small retaining wall in the common area to prevent flooding for \$900.00.

**Asphalt/Parking Blocks:** MSC (5-0) to seek bids once a count has been completed for parking bumpers. There was discussion about speeding in the community. MSC (5-0) to get prices for speed bumps and placement to be determined.

**Architectural Form:** Tabled.

**Setting of Board Agenda:** David Minyard asked to get the attorneys advice on what the requirements are for setting the agenda. MCC (5-0).

**Annual Meeting:** Saturday, June 14, 2025. The ballots have been mailed and the board MSC (5-0) to appoint Michelle Caswell as the inspector of elections. There will be a short business meeting prior to the start of the Annual Meeting.

**Correspondence:** None

**Homeowner Forum:** There were (4) owners present.

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

**Executive Session:** Request to reduce a fine.

The next Board Meeting is scheduled for June 14, 2025, at 9:00am 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 6-14, 2025.

K. Bibb  
Signature