

# Ridgeline Homeowners Association

## BOARD OF DIRECTORS MEETING MINUTES

August 7, 2025

**Present:** David Minyard called the meeting to order at 4:00pm. Other members present were Clyde Shaffer, Kathy Bibb, Steve Trotta and Dave Oliver.

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

**Minutes:** MSC (5-0) to approve June 14, 2025, Board Meeting Minutes.

MSC (5-0) to approve June 14, 2025 Annual Meeting Minutes

MSC (5-0) to approve June 14, 2025 Organizational Meeting Minutes.

**Financial Report:** MSC (5-0) to accept the financial reports through June 2025 as previously sent.

<b>Cash</b>		
Banc of California Checking	\$45,943.76	
<b>Total Cash</b>		<b>\$45,943.76</b>
<b>Cash Reserves</b>		
Banc of California Reserve	\$116,043.96	
Edward Jones Investment	\$189,591.57	
<b>Total Cash Reserves</b>		<b>\$305,635.53</b>
<b>Other Assets</b>		
Accounts Receivable	\$11,076.00	
Tools & Equipment	\$7,662.93	
Snowplow Ford F350	\$12,046.00	
<b>Total Other Assets</b>		<b>\$30,784.93</b>
	<b>Total Assets</b>	<b>\$382,364.22</b>
<hr/>		
<b>Liabilities</b>		
Accounts Payable	\$3,041.00	
Prepaid Assessments	\$13,532.94	
<b>Total Liabilities</b>		<b>\$16,573.94</b>
<b>Capital</b>		
Reserve Deposit	\$68,711.50	
Reserve Interest	\$10,509.30	
Reserve Withdrawal	(\$73,916.00)	
Retained Earnings	\$341,636.99	
Net Operating Income	\$18,848.49	
<b>Total Capital</b>		<b>\$365,790.28</b>
	<b>Total Liabilities / Equity</b>	<b>\$382,364.22</b>
<hr/>		

**Landscape/Architectural:** 50832 Smoke Tree for tree removal. MSC (5-0) not to approve the removal but will have the tree inspected and trimmed properly. 40644 Saddleback for repairing the chimney and do some touch up painting. MSC (5-0) to approve as submitted. 50837 Smoketree for color change of the trim. MSC (5-0) to approve as submitted. 40555 Saddleback to touch up exterior paint and walkway MSC (5-0) to approve as submitted. 40512 Big Pine Trail to repaint MSC (5-0) to repaint the body, MSC (5-0) not to approve the color of the trim.

**Business:**

**Collections/Pre-Lien:** None

**Committee Reports:** None

**House Paint Color Schemes:** Clyde Shaffer and Kathy Bibb have been in discussion and are working with a representative from Sherwin Williams and the basics will be brown, green, tans and gray. There are so many combinations that we need to narrow the choices down even more, to about 10 – 12 combinations before we can present the proposed color palette to the board. MSC (5-0) to table this until the next meeting.

**Speed Bumps:** Steve Trotta reported that he would like to consider speed dips instead of the bumps that could inhibit the snow plow. MSC (5-0) to table for more information.

**Architectural Request Form:** The board received 2 options for consideration. After review and discussion, it was MSC (5-0) to approve the sample provided by Steve.

**Water Tie-in for Front (3) areas:** Clyde Shaffer reported that we have 2 sources for irrigation. After discussion David stated that the issue has been resolved.

**Cameras:** Steve removed the cameras and charged them externally to see if they would hold a charge and they have so far. Steve asked for an amount not to exceed \$200.00 to purchase new solar panels and or batteries if needed. MSC (5-0) to approve this expense if needed.

**Post Asphalt Project Discussion:** Clyde Shaffer stated that he is overall pleased with the asphalt project, striping and numbering. He wanted to thank management for getting American Seal Coating to work with us. Clyde was discouraged to report that someone had gone to the storage yard to put a boat and trailer away and gouged the new asphalt. A conversation was had with the owner of American Seal Coating to see how best to repair this. Tabled for more information.

**Letter from EMADCO:** The board received a letter from EMADCO stating that they had not been billing the correct amount for the number of bins. David MInyard went to their office and received reassurance that the monthly bill will be \$1,998.57 per month.

**Request for Reimbursement:** A homeowner submitted a request for a plumbing bill. After discussion it was MSC (5-0) not to reimburse since it appears to only be this one owner's issue as no other residents reported an issue.

**Spring Inspection List:** In April 2025 the inspections were completed, and letters were sent to all owners regarding the results of the findings. The board asked management to draft a letter to those that received a repair letter to ensure that those have been completed.

**Correspondence:** The Board received correspondence asking the board to consider installing a pool and making these homes short-term rentals. The board discussed this and will not be making this change.

**Homeowner Forum:** There were (5) owners present.

The Board agreed that they would start meeting every other month.

MSC (5-0) to adjourn to the Executive Session meeting for a fine hearing.

The next Board Meeting is scheduled for October 2, 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 10-2, 2025.

K. Bibb  
Signature