

Ridgeline Homeowners Association

BOARD OF DIRECTORS MEETING MINUTES

November 6, 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 via phone.

Management: Leann Gonchoroff with Unity, Inc.

Minutes: MSC (5-0) to approve October 2, 2025, Board Meeting Minutes.

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

Cash		
Banc of California Checking	\$45,262.51	
Total Cash		\$45,262.51
Cash Reserves		
Banc of California Reserve	\$86,034.96	
Edward Jones Investment	\$192,498.85	
Total Cash Reserves		\$278,533.81
Other Assets		
Accounts Receivable	\$16,660.00	
Tools & Equipment	\$7,662.93	
Snowplow Ford F350	\$12,046.00	
Total Other Assets		\$36,368.93
	Total Assets	\$360,165.25
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Liabilities		
Accounts Payable	\$6,043.50	
Prepaid Assessments	\$13,726.94	
Total Liabilities		\$19,770.44
Capital		
Reserve Deposit		
Reserve Interest	\$82,733.50	
Reserve Withdrawal	\$13,606.58	
Retained Earnings	(\$118,137.00)	
Net Operating Income	\$341,636.99	
Total Capital	\$20,554.74	\$340,394.81
	Total Liabilities/ Equity	\$360,165.25
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Landscape/Architectural: Clyde Shaffer reported that the retaining wall repair is almost complete. 50836 Smoketree Trail applied for permission to install stepping stones. MSC (5-0) to approve and to let the owners know that they are responsible for the maintenance. 400547 Saddleback applied for approval to make exterior repairs. MSC (5-0) to approve as submitted.

Business:

Collections/Pre-Lien: None

Committee Reports: MSC (5-0) to appoint Clyde Saffer and David Minyard to the Speed Reduction Committee.

Paint Policy: The current policy will stand as it is.

Re-Inspection of April Inspection: Clyde reported that the reinspection was completed today.

Governing Documents: The board is still reviewing and will have changes/updates by December 19, 2025, to David Minyard.

Correspondence: After reaching out to 2 other homeowners to see if they have experienced sewer issues, the board MSC (5-0) to split the cost 50/50 with the owner that submitted a request. Kathy Bibb & Clyde Shaffer offered to meet with the plumber prior to anything being done.

Homeowner Forum: There was (1) owner present.

MSC (5-0) to adjourn to the Executive Session to approve the Executive Session Meeting Minutes of October 2, 2025

The next Board Meeting is scheduled for January 8, 2026, 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, _____, am the duly appointed Secretary/President of Ridgeline Homeowners Association and hereby certify that these minutes were approved by the Board of Directors on _____, 2026.

Signature