

Ridgeline Homeowners Association

BOARD OF DIRECTORS MEETING MINUTES

March 5, 2026

Present: David Minyard called the meeting to order at 2:00pm. Other members present were Clyde Shaffer, Kathy Bibb, Steve Trotta and Dave Oliver via phone.

Management: Leann Gonchoroff and Tracey Marple with Unity, Inc.

Minutes: MSC (5-0) to approve January 8, 2026, Board Meeting Minutes.

Financial Report: MSC (5-0) to accept the financial reports through December 2025 and January 2026 as previously sent.

As of 1/31/2026 the Association had:

	\$64,744.78 in the operating account
	\$278,363.91 in the reserve accounts
	<u>\$32,186.59 in other assets</u>
	\$375,295.28 Grand Total

Landscape/Architectural:

40670 Foxboro re-submitted an application to install a generator in the common area. After discussion it was MSC (5-0) not to approve this but agreed that it could be installed directly next to the home like others have been installed in the community.

40549 Saddleback submitted a letter to the board regarding painting and roofing. The board after research has approved MSC (5-0) metal roofs in the community. Homeowners must specify the color, gauge and style of metal roofing in the architectural request. 40549 can now submit their request with all the roofing details and paint colors for review.

Business:

Collections/Pre-Lien: None

Updated Election Rules: The Updated Election Rules were adopted. MSC (5-0)

Metal Roofing Material: The board approved metal roofing in the community. This requires an architectural submission and approval before any work is started. MSC (5-0)

Annual Meeting: The Annual Membership meeting will be held on Saturday, July 18th at 8:00 am onsite in the community.

Updated Signs: The board approved updating the signage at the entrances of the community so that trespassing action can be taken against unauthorized persons in the community. MSC (5-0)

Governing Documents: The board will be meeting with the attorney on 3/27 in executive session to go over the questions and concerns that were submitted regarding the updated governing documents.

Updating Fine Policy: The board approved having the association fine policy updated to current civil codes and adding specifics regarding short term rental (STR) fines. MSC (5-0)

Snow Removal: The board discussed the cost of the snow removal services this year (\$5,025.00) and the fact that it was much cheaper than maintaining the insurance on the snowplow. It was previously approved to sell the snowplow, so the board is going to pursue that avenue.

Curb Damage: There was some curb damage from the plowing. The board approved getting the curb repaired. MSC (5-0)

Electrician Bids: The board ratified approval of two light repair bids by Andrew's Electric at a total cost of \$3,106.00. MSC (5-0)

Correspondence: The Board received correspondence from an owner asking for a fine to be waived as the required repairs had been made. The board approved removing the \$100 fine. MSC (5-0)

Homeowner Forum: There were two owners present. One homeowner had a question about tree maintenance in the common area next to his home. The board is looking into the matter.

MSC (5-0) to adjourn to the Executive Session to hold one fine hearing.

The next Board Meeting is scheduled for May 7, 2026, at 2:00pm unless otherwise posted.

MSC (5-0) to adjourn as there was no further business.

Submitted by: Tracey Marple
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