

RIDGELINE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
January 11, 2014

1. **Determination of Quorum:** The Board of Directors meeting was held at the North Shore Estates Clubhouse and was called to order at 8:00a.m.. Board members present were Larry Capsel, Glenn Davis, Ken Doran and Sue Ridenour. Joe Topper, the Property Manager was also present. Frank Gaspar was absent.
2. **Proof of notice of meeting or waiver of notice:** Proof of notice was posted on-line and posted at the info board and sent by first class mail to all owners.
3. **November Meeting Minutes:** Glenn Davis made a motion to approve the minutes with the addition of owners present in addition to the board and manager. Ken Doran seconded the motion and the vote to approve the motion was unanimous.
4. **November Financial Report:** The report was read and questions answered by Joe Topper. Sue Ridenour made a motion to approve the report and purchase a \$20,000.00 Certificate of deposit at Yosemite Bank, Glenn Davis seconded the motion and the vote to approve the motion was unanimous.
5. **Architectural Control/Standards & Compliance Committee Report: Glenn Davis - Director**
 - A. **Annual Inspection:** There are three homeowners being fined at the rate of \$50.00 per month for non-compliance with the maintenance and/or repair policy.
 - B. **Papagni - #75:** A Judgment has been issued against this homeowner for \$5,000.00. A lien on the property will be recorded and the judgment and lien used by a collection company to collect on behalf of Ridgeline HOA. Motion made by Ken Doran, seconded by Sue Ridenour. The vote to approve the motion was unanimous.
 - C. **Patterson - #101:** A small claims action is in process against this homeowner for \$750.00. The court date is January 15, 2014..
 - D. **Earls - #32:** More issues regarding loose dog, barking dog and old appliance outside of home.
6. **Common Grounds Report: Frank Gaspar or/and Ken Doran - Co-Directors**
 - A. **Common Area Maintenance:** Clean cut filled a hole in the asphalt in front of #7, Cleaned out the gully behind #84. Other maintenance performed as well as the gully on Foxboro court was trimmed out.
7. **Old Business:**
 - A. **Bear Proof dumpsters:** Replace three old dumpsters with bear proof dumpsters. Check and see if one of each 3 pairs can be painted blue and marked recyclables only.
8. **New Business:**
 - A. **Website:** It was agreed to allow one of our owners, Macy Maginn to prepare and submit a real estate history page for the website. This information will reflect properties for sale and sold.
 - B. **Sewer Bond and School Bond:** Discussion regarding the other charges on our property tax bills.

9. Homeowner Forum & Letters: (3 Minute Limit).

Annual BBQ: A suggestion was made by Mrs Smoot to hold the 2014 BBQ in September rather than October so as to have a better chance of good weather.

Loose/barking dog: A statement regarding the danger and nuisance of dogs allowed to run on RHOA property and allowed to bark without supervision.

10. Adjournment of Meeting at 10:10 a.m. The next Board Meeting 8:00 a.m. and Owners meeting at 9:00 a.m. on February 8, 2014.

Neighborhood Watch: A meeting was held and a discussion regarding the organization of full-time owners or tenants willing to be members of the RHOA Neighborhood Watch.

Questions? Call Joe Topper, Property Manager at 559-683-2850.

The physical location of the RHOA office is:

**Sierra Pines Property Management
40320 Oak Park Way, Suite S
Oakhurst, California
Ph: 559-683-2850 Fx: 559-683-2285 e-mail spm@sti.net**

The mailing address for RHOA is:

**Ridgeline Homeowners Association
P.O. Box 442
Oakhurst, CA 93644-0442
e-mail is: ridgelineho@hotmail.com
www.ridgelineho.org**

Sue Ridenour - #8

Glenn Davis - #28

Jon & Carole Smoot - #36 Larry & Judy Capsel - #37

Chuck & Diane Emrick - #103

Ken Doran

Lynn Earls

Donna Wolfe - Tenant

RIDGELINE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
February 8, 2014

1. **Determination of Quorum:** The Board of Directors meeting was held at the North Shore Estates Clubhouse and was called to order at 8:06am.. Board members present were Larry Capsel, Glenn Davis, Ken Doran, Frank Gaspar and Sue Ridenour. Joe Topper, the Property Manager was also present.
2. **Proof of notice of meeting or waiver of notice:** Proof of notice was posted on-line and posted at the info board and sent by first class mail to all owners in the Newsletter.
3. **January Meeting Minutes:** Sue Ridenour made a motion to approve the minutes with the addition of owners present in addition to the board and manager. Ken Doran seconded the motion and the vote to approve the motion was unanimous.
4. **January Financial Report:** The report was read and questions answered by Joe Topper. Frank Gaspar made a motion to approve the report. Glenn Davis seconded the motion and the vote to approve the motion was unanimous.
5. **Architectural Control/Standards & Compliance Committee Report: Glenn Davis - Director**
 - A. **Annual Inspection:** There are three homeowners being fined at the rate of \$50.00 per month for non-compliance with the maintenance and/or repair policy.
 - B. **Papagni - #75:** A Judgment has been issued against this homeowner for \$5,000.00. A lien will be placed on the property the first week of March, 2014 and a collection company will be used to collect on behalf of Ridgeline HOA.
 - C. **Patterson - #101:** A Judgment has been issued against Mr & Ms Patterson. The judgment includes \$100.00 in court costs and service fees for a total of \$850.00. We expect Mr & Ms Patterson to pay the judgment.
 - D. **Earls - #32:** Ms Earls has removed the small dog from the residence that barked so much and ran loose in the neighborhood and the stove was removed, however, there is too much stuff on the patio including trash which must be removed.
6. **Common Grounds Report: Frank Gaspar or/and Ken Doran - Co-Directors**
 - A. **Common Area Maintenance:** There are some outstanding maintenance issues that Joe will address with Clean Cut and inform the board as the results.
 - B. **Asphalt repair/seal coat and striping:** Frank Gaspar wants all of these issues bid early this year and the work to be done in September or October.
7. **Old Business:**
 - A. **Dumpsters:** Discussion was held regarding the dumpsters and recycling. The trash company will not allow the dumpsters to be painted differently, however, we may purchase magnetic signs to place on the dumpsters to direct recyclables to specific dumpsters. Joe will order signs.
 - B. **Sewer Bond:** The deadline if you want to pay the sewer assessment up front is March 28.
8. **New Business:**
 - A. **Water Conservation:** Is encouraged.
 - B. **Fire Safety:** Is not only recommended, it is mandatory. Clean your roofs and gutters.

C. **Website:** Check the website for new items including the propane contract and the C. C. & R.'s.

9. Homeowner Forum & Letters: (3 Minute Limit).

Annual BBQ: A suggestion was made by Mrs Smoot to hold the 2014 BBQ in September rather than October so as to have a better chance of good weather.

Loose/barking dog: A statement regarding the danger and nuisance of dogs allowed to run on RHOA property and allowed to bark without supervision.

10. Adjournment of Meeting at 10:10 a.m. The next Board Meeting 8:00 a.m. and Owners meeting at 9:00 a.m. on February 8, 2014.

Neighborhood Watch: A meeting was held and a discussion regarding the organization of full-time owners or tenants willing to be members of the RHOA Neighborhood Watch.

Questions? Call Joe Topper, Property Manager at 559-683-2850.

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Oakhurst, CA 93644-0442
www.ridgelineho.org
e-mail is: ridgelineho@hotmail.com

Those in attendance:

Sue Ridenour - #8

Glenn Davis - #28

Jon & Carole Smoot - #36

Larry Capsel - #37

Chuck Emrick - #103

Bob & Shirley Emrick - #46

Frank Gaspar - #07

Ken Doran - #84

RIDGELINE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

March 8, 2014

1. **Determination of Quorum:** The Board of Directors meeting was held at the North Shore Estates Clubhouse and was called to order at 8:00 a.m.. Board members present were Larry Capsel, Glenn Davis, Ken Doran, Frank Gaspar and Sue Ridenour. Joe Topper, the Property Manager was also present.
2. **Proof of notice of meeting or waiver of notice:** Proof of notice was posted on-line and posted at the info board and sent by first class mail to all owners in the Newsletter.
3. **February Meeting Minutes:** Glenn Davis made a motion to approve the minutes with the change of a grammatical error. Frank Gaspar seconded the motion and the vote to approve the motion was unanimous.
4. **February Financial Report:** The report was read and questions answered by Joe Topper. Glenn Davis made a motion to approve the report. Frank Gaspar seconded the motion and the vote to approve the motion was unanimous.
5. **Architectural Control/Standards & Compliance Committee Report: Glenn Davis - Director**
 - A. **Annual Inspection:** There are two homeowners being fined at the rate of \$50.00 per month for non-compliance with the maintenance and/or repair policy.
 - B. **Papagni - #75:** A request was made to ask Madera County to inspect and determine the potential hazard of the deck /stairs on the house. Joe will put up yellow tape after meeting
 - C. **Patterson - #101:** Mr & Ms Patterson paid the small claims judgment. Monetary fines are continuing until the home repairs and maintenance are completed.
 - D. **Earls - #32:** The small dog is back. Big dog not contained and there may be puppies. Joe will check into this issue again.
 - E. **Curran - #99:** Request to address a variety of issues regarding planters, shrubs, siding and deck repairs, security screen door, security system, sensor lights, 3 foot tall chain link fence and repair of concrete driveway cracks. **Phone Conversation w/Mr Curran:** He may remove the two large, blue, plastic planters on the right and left side of driveway, He may remove dead shrubs from nest to the driveway and porch area. A discussion was held regarding approval of paint colors for the exterior. If a change, use samples that are acceptable to arch committee before painting whole house as some colors do not translate from the paint chip to the exterior of the house. The installation of a white security screen door is ok. The installation of a security system is ok. Respect the privacy of other homeowners with regard to the focus of cameras towards the windows of other residences. The installation of security lights needs to be thought out carefully and approved with cooperation of arch committee as many residents purchase in the area due to the fact that the area is not brightly lit and the placement and direction of exterior lighting is important. The request to install a 3 foot chain link fence is denied. Mr Curran may repair his concrete driveway as our policy states that the driveway is his responsibility.
 - F. **Pollastrini - #4:** Wants to extend his deck 8 feet onto common area. We will check with the neighbors to see if they have any concerns. If not, the Board will provide a letter to Mr Pollastrini to see if Madera County will allow him to build a deck over a property boundary.

6. **Common Grounds Report: Frank Gaspar or/and Ken Doran - Co-Directors**
- A. **Common Area Maintenance:** There are some outstanding maintenance issues that Joe will address with Clean Cut and inform the board as the results. A drain pipe needs to be cleaned. Joe will see to it.
 - B. **Asphalt repair/seal coat and striping:** Frank Gaspar wants all of these issues bid early this year and the work to be done in September or October.
7. **Old Business:**
- A. **Dumpsters:** Discussion was held regarding the dumpsters and recycling. The trash company will not allow the dumpsters to be painted differently, however, we may purchase magnetic signs to place on the dumpsters to direct recyclables to specific dumpsters. Joe will order signs and prepare flyers for all RHOA occupants.
 - B. **Sewer Bond:** The deadline if you want to pay the sewer assessment up front is March 28.
 - C. **Website:** The C.C. & R.'s are now on our website.
8. **New Business:**
- A. **Community Yard Sale on Memorial Day:** Virgil DeGeorge will be allowed to have a Neighborhood yard sale at his expense. 23-25 May, 2014
9. **Homeowner Forum & Letters: (3 Minute Limit).**
- Appeal of monetary fine: Liles/Gimgal #87:** The fines were appealed and considering the circumstances of the issue being a drain pipe replacing a gutter downspout. It was not a repair or maintenance issue. Frank Gaspar made a motion to remove the fines. Glenn Davis seconded the motion and the vote to approve the motion was unanimous.
10. **Adjournment of Meeting at 10:10 a.m. The next Board Meeting 8:00 a.m. and Owners meeting at 9:00 a.m. on April 12, 2014.**

Questions? Call Joe Topper, Property Manager at 559-683-2850.

The physical location of the RHOA office is:

Sierra Pines Property Management
 40320 Oak Park Way, Suite S
 Oakhurst, California
 Ph: 559-683-2850 Fx: 559-683-2285 e-mail spm@sti.net

Sue Ridenour - #8
 Larry & Judy Capsel - #37
 Ken Doran - #84
 Larry Pollastrini - #4

Glenn Davis - #28
 Chuck & Diane Emrick - #103
 Jim Lutter - #43

The mailing address for RHOA is:

Ridgeline Homeowners Association
 P.O. Box 442
 Oakhurst, CA 93644-0442
 e-mail is: ridgelineho@hotmail.com
www.ridgelineho.org

Jon Smoot - #36
 Frank Gaspar - #07
 Ron Liles - #87

RIDGELINE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
April 12, 2014

1. **Determination of Quorum:** The Board of Directors meeting was held at the North Shore Estates Clubhouse and was called to order at 8:03 a.m.. Board members present were Larry Capsel, Glenn Davis, Ken Doran, Frank Gaspar and Sue Ridenour. Joe Topper, the Property Manager was also present.
2. **Proof of notice of meeting or waiver of notice:** Proof of notice was posted on-line and posted at the info board and sent by first class mail to all owners in the Newsletter.
3. **March Meeting Minutes:** Sue Ridenour made a motion to approve the minutes. Ken Doran seconded the motion and the vote to approve the motion was unanimous.
4. **March Financial Report:** The report was read and questions answered by Joe Topper. Glenn Davis made a motion to approve the report. Frank Gaspar seconded the motion and the vote to approve the motion was unanimous.
5. **Architectural Control/Standards & Compliance Committee Report: Glenn Davis - Director**
 - A. **Annual Inspection:** There are two homeowners being fined at the rate of \$50.00 per month for non-compliance with the maintenance and/or repair policy.
 - B. **Papagni - #75:** A complaint has been filed with Madera County regarding the dilapidated condition of the exterior to inspect and determine the potential hazard of the deck /stairs on the house.
 - C. **Patterson - #101:** A monthly monetary fine is continuing until the home repairs and maintenance are completed.
 - D. **Earls - #32:** The small dog is back. Joe Topper found a home for one pitbull dog.
 - E. **Pollastrini - #4:** Wants to extend his deck 8 feet onto common area. The neighbors on either side are being contacted to see if they have any objections. If not, the Board will provide a letter to Mr Pollastrini to see if Madera County will allow him to build a deck over a property boundary.
 - F. **Weigand - #44:** The owner has cut brush that was not on her lot, on her exclusive use area or on common area. We will inform her that the responsibility for cleaning up the cuttings is hers alone.
 - G. **Pollastrini - #4:** Tenants are leaving dogs on the deck unattended and they bark creating a nuisance. Joe will contact Owner.
6. **Common Grounds Report: Frank Gaspar or/and Ken Doran - Co-Directors**
 - A. **Common Area Maintenance:** There are some outstanding maintenance issues that Joe will address with Clean Cut and inform the board as the results. The drain pipe was cleaned out.
 - B. **Asphalt repair/seal coat and striping:** Frank Gaspar wants all of these issues bid early this year and the work to be done in September or October.
 - C. **Light #14 stays on;** Joe will call electrician to move photo-cell.
 - D. **Curb in front of Lot #18:** Curb corner damaged.

7. **Old Business:**
 - A. **Dumpsters:** Recycle signs in place. Flyers to be passed out today.
 - B. **Community Yard sale on Memorial Day:** May 23-25, 2014. See Virgil DeGeorge.
 - C. **Annual Meeting Date:** May 10, 2014.
8. **New Business:**
 - A. **Dumpster Enclosure:** Joe will investigate cost of installing a fence around three sides of the dumpsters at the western entrance side of Saddleback Road.
9. **Homeowner Forum & Letters: (3 Minute Limit).**
10. **Adjournment of Meeting at 10:10 a.m. The next Board Meeting 8:00 a.m. and Owners meeting at 9:00 a.m. on May 10, 2014. Followed by the Annual Members meeting.**

Questions? Call Joe Topper, Property Manager at 559-683-2850.

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Sue Ridenour - #8
 Larry & Judy Capsel - #37
 Ken Doran - #84

Glenn Davis - #28
 Chuck & Diane Emrick - #103
 Jack Scarborough - #85

Frank Gaspar - #07

RIDGELINE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
May 10, 2014

1. **Determination of Quorum:** The Board of Directors meeting was held at the North Shore Estates Clubhouse and was called to order at 8:02 a.m.. Board members present were Larry Capsel, Glenn Davis, Ken Doran, Frank Gaspar and Sue Ridenour. Joe Topper, the Property Manager and Mike Gomez, the common area maintenance contractor was also present.
2. **Proof of notice of meeting or waiver of notice:** Proof of notice was posted on-line and posted at the info board and sent by first class mail to all owners in the Newsletter.
3. **April Meeting Minutes:** Frank Gaspar made a motion to approve the minutes with a date change for next meeting. Glenn Davis seconded the motion and the vote to approve the motion was unanimous.
4. **April Financial Report:** The report was read and questions answered by Joe Topper. Sue Ridenour made a motion to approve the report. Glenn Davis seconded the motion and the vote to approve the motion was unanimous.
5. **Architectural Control/Standards & Compliance Committee Report: Glenn Davis - Director**
 - A. **Annual Inspection:** There are two homeowners being fined at the rate of \$50.00 per month for non-compliance with the maintenance and/or repair policy.
 - B. **Papagni - #75:** A complaint has been filed with Madera County regarding the dilapidated condition of the exterior to inspect and determine the potential hazard of the deck /stairs on the house. No feedback from the County yet.
 - C. **Patterson - #101:** A monthly monetary fine is continuing until the home repairs and maintenance are completed.
 - D. **Earls - #32:** Continuing issues. The owner's sister is kept informed regarding this matter.
 - E. **Pollastrini - #4:** Wants to extend his deck 8 feet onto common area. The neighbors on either side have no objections. The Board has provided a conditional letter to Mr Pollastrini so that he can pursue this issue with Madera County.
 - F. **Weigand - #44:** The owner has cut brush that was not on her lot, on her exclusive use area or on common area. A letter was issued to her regarding this matter.
 - G. **Pollastrini - #4:** Tenants are leaving dogs on the deck unattended and they bark creating a nuisance. Joe did contact Owner and there have been no further incidents.
 - H. **Fauquier - #86:** A compost area was found on the common area. The owner is to be contacted to clean up this area.
6. **Common Grounds Report: Frank Gaspar**
 - A. **Common Area Maintenance:** With Mike Gomez of Clean Cut at the meeting, there was discussion regarding the maintenance of the common area. Mike says that he will increase his staff to better serve the Ridgeline maintenance contract.
 - B. **Asphalt repair/seal coat and striping:** Joe will be contacting asphalt contractors now to arrange for bids for repair of the asphalt areas this fall.

- C. **Street Lights:** Joe will check all lights and call electrician for any repairs.
 - D. **Snowplow:** We have received a recall notice for the truck electrical system. Joe will disconnect the truck battery until it can be taken down to the dealership for repair.
7. **Old Business:**
- A. **Dumpsters:** Recycle signs in place. Flyers were passed out to every door and mailed to every owner.
 - B. **Dumpster enclosures:** Joe obtained a verbal estimate from a fencing contractor regarding the installation of a three sided fence to shield the dumpster areas. After discussion with the contractor, a chain link fence covered with a “trex” type fence board material would cost approximately \$4,470.00 for all three dumpster areas if they are all done at the same time.
 - C. **Community Yard sale on Memorial Day:** May 23-25, 2014. See Virgil DeGeorge.
 - D. **Annual Community BBQ date is September 27, 2014.**
 - E. **Bass Lake Sewer update:** Out to bid for engineering.
8. **New Business:**
- A. **None.**
9. **Homeowner Forum & Letters: (3 Minute Limit). Ken Branson - #25:** Asked about responsibility for trees near his home. Tree near photocell for closest light post to his home, Asked if he could replace the railroad tie retaining wall that is uphill of his sidewalk and asked if he could landscape the common area near his home. *Joe will meet with Ken regarding the tree issues. The board referred Ken to the retaining wall policy that says that the owner is responsible for retaining walls that solely benefit’s the owners unit so he has permission to replace or repair them and the landscape policy allows Ken to landscape the area near his home according to that policy.*
10. **Adjournment of Meeting at 10:00 a.m. The next Board Meeting 8:00 a.m. and Owners meeting at 9:00 a.m. on June 14, 2014.**

Questions? Call Joe Topper, Property Manager at 559-683-2850.

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 Larry & Judy Capsel - #37
 Ken & Bertha Doran - #84
 Kathy Sain-Meredith - #91/#21
 Ken Branson - #25

Glenn & Cindy Davis - #28
 Frank & Maria Gaspar - #07
 Macy Maginn - #5
 Jackie Schmick - #93

Pete & Jackie Anderson - #76
 Jim Lutter - #43
 Chuck & Diane Emrick - #103
 Donna Wolfe - #91

RIDGELINE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
June 14, 2014

1. **Determination of Quorum:** The Board of Directors meeting was held at the North Shore Estates Clubhouse and was called to order at 8:05 a.m.. Board members present were Larry Capsel, Glenn Davis, Ken Doran and Sue Ridenour. Joe Topper, the Property Manager was also present. Frank Gaspar was absent.
2. **Proof of notice of meeting or waiver of notice:** Proof of notice was posted on-line and posted at the info board and sent by first class mail to all owners in the Newsletter.
3. **Election of Board Officers:** Glenn Davis made a motion to elect a slate of officers made up of Larry Capsel for President, Glenn Davis as Vice-President, Sue Ridenour as Treasurer and Joe Topper As Secretary. Ken Doran Seconded the motion and the vote to approve the motion was unanimous.
4. **May Meeting Minutes:** Ken Doran made a motion to approve the minutes as presented. Sue Ridenour seconded the motion and the vote to approve the motion was unanimous.
5. **May Financial Report:** The report was read and questions answered by Joe Topper. Glenn Davis made a motion to approve the report. Sue Ridenour seconded the motion and the vote to approve the motion was unanimous.
6. **Architectural Control/Standards & Compliance Committee Report: Glenn Davis - Director**
 - A. **Annual Inspection:** There are two homeowners being fined at the rate of \$50.00 per month for non-compliance with the maintenance and/or repair policy.
 - B. **Papagni - #75:** Code enforcement is backed up. Waiting their response. Owner contacted. States that she hopes to repair and rent or sell home. Late fees, interest and monetary penalties continue.
 - C. **Patterson - #101:** A monthly monetary fine is continuing until the home repairs and maintenance are completed.
 - D. **Earls - #32:** Continuing issues. The owner's sister is kept informed regarding this matter.
 - E. **Pollastrini - #4:** Owner waiting on County to approve project before the expense of sending out ballot to have a minimum of 67% of owners approve of the grant of exclusive common area.
7. **Common Grounds Report: Frank Gaspar - Director**
 - A. **Common Area Maintenance:** Clean cut doing better. Suppose to provide bid on tree trimming and blow off carports, etc..
 - B. **Asphalt repair/seal coat and striping:** Joe meeting with asphalt contractors to arrange for bids for repair of the asphalt areas this fall.
 - C. **Trash Dumpsters:** The two last bear proof dumpsters have been delivered.
 - D. **Snowplow:** We have received a recall notice for the truck electrical system. Joe get it down to Fresno to the dealership for repair.

8. **Old Business:**

A. **Dumpsters:** Recycle signs removed. Recycling on hold until trash contractor has enough client interest to pick up recyclables.

B. **Bass Lake Sewer update:** Out to bid for engineering.

9. **New Business:**

A. **Annual BBQ Status:** Set for September 27, 2014 at the cul-de-sac Big Pine Trail.

10. **Homeowner Forum & Letters: (3 Minute Limit). Robert Curran - #99: When is posting of meeting agendas?** *They will be posted on the website at least four days prior to the Board Meeting and on the Information Board. Secret Election Ballots?* *We are aware that the exact process outlined was not followed, however, the returned ballots were cut off in stacks as opened by volunteers at the annual meeting so that secrecy was very much afforded to all voters. There were only three nominees for three positions available. Next year, the process will be followed to the letter. Required 67% of owner vote to grant exclusive common area?* *The approved application by the applicant and the approved permit by the county trigger a ballot to be sent out to the owners for a vote.*

Can the long black car on Smoke Tree Trail be moved to a less restrictive space? *Joe will ask the owner to move vehicle.*

A Question regarding "opting out" of a mailing list of members. Joe will research this issue and report to Board members.

11. **Adjournment of Meeting at 09:57 a.m. The next Board Meeting 8:00 a.m. and Owners meeting at 9:00 a.m. on July 12, 2014.**

Questions? Call Joe Topper, Property Manager at 559-683-2850.

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Sue Ridenour - #8
Jim Lutter - #43
Donna Wolfe - #91
Patricia Prime - #99

Glenn & Cindy Davis - #28
Ken Doran - #84
Chuck & Diane Emrick - #103
Wayne Graveline - #41

Larry & Judy Capsel - #37
Kathy Sain-Meredith - #91/#21
Robert Curran - #99

RIDGELINE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
July 12, 2014

1. **Determination of Quorum:** The meeting was held at the North Shore Estates Clubhouse and was called to order at 8:05 a.m. Board members present were Larry Capsel, Frank Gaspar, Glenn Davis, Ken Doran and Sue Ridenour. Joe Topper, the Property Manager was also present.
2. **Proof of notice of meeting or waiver of notice:** Proof of notice was posted on-line and posted at the info board and sent by first class mail to all owners in the Newsletter.
3. **June Meeting Minutes:** Ken Doran made a motion to approve the minutes as presented. Glenn Davis seconded the motion and the vote to approve the motion was unanimous.
4. **June Financial Report:** The report was read and questions answered by Joe Topper. Frank Gaspar made a motion to approve the report. Glenn Davis seconded the motion and the vote to approve the motion was unanimous.
5. **Architectural Control/Standards & Compliance Committee Report: Glenn Davis - Director**
 - A. **Annual Inspection:** There are two homeowners being fined at the rate of \$50.00 per month for non-compliance with the maintenance and/or repair policy.
 - B. **Earls -#32:** Continuing issues. The owner's sister is kept informed regarding this matter.
 - C. **Pollastrini - #4:** Owner waiting on ballot results to have a minimum of 67% of owners approve of the grant of exclusive common area. We will tally votes at the next meeting.
6. **Common Grounds Report: Frank Gaspar - Director**
 - A. **Common Area Maintenance:** Bid on tree trimming approved.
 - B. **Asphalt repair/seal coat and striping:** A motion was made by Frank Gaspar to authorize Joe to go ahead with existing bid if no more contractors bid job by July 27. Ken Doran seconded the motion and the vote to approve the motion was unanimous.
 - C. **Snowplow:** We have received a recall notice for the truck electrical system. Joe took it down to Fresno to the dealership for repair.
7. **Old Business:**
 - A. **Annual BBQ September 27, 2014. At the Cul-de-Sac at Big Pine Trail. Notices to go out around 26th of August.**
 - B. **Long Black Car:** It was moved.
8. **New Business:**
 - A. **None**
9. **Homeowner Forum & Letters: (3 Minute Limit).**
10. **Special Guest: Steve Welch - Bass Lake Water Company:** Mr. Welch shared about the local water system which has 955 residential connections and 43 commercial connections. The average use of water at Bass Lake for all connections is 576 Gallons of water per connection per day. Mr. Welch remarked that since the Water Company has been keeping records in 1903, The last three years have been the driest three year period. Conserve Water!

10. **Adjournment of Meeting at 10:36 a.m. The next Board Meeting 8:00 a.m. and Owners meeting at 9:00 a.m. on August 9, 2014.**

Questions? Call Joe Topper, Property Manager at 559-683-2850.

The physical location of the RHOA office is:

**Sierra Pines Property Management
40320 Oak Park Way, Suite S
Oakhurst, California
Ph: 559-683-2850 Fx: 559-683-2285 e-mail spm@sti.net**

The mailing address for RHOA is:

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Oakhurst, CA 93644-0442
e-mail is: ridgelineho@hotmail.com
www.ridgelineho.org**

Sue Ridenour - #8

Ken Doran - #84

Chuck & Diane Emrick - #103

Glenn & Cindy Davis - #28

Christina Bilby - #31

Wade Beane - #35

Larry Capsel - #37

Donna Wolfe - #91

RIDGELINE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
August 9, 2014

1. **Determination of Quorum:** The meeting was held at the North Shore Estates Clubhouse and was called to order at 8:05 a.m.. Board members present were Larry Capsel, Frank Gaspar, Glenn Davis, Ken Doran and Sue Ridenour. Joe Topper, the Property Manager was also present.
2. **Proof of notice of meeting or waiver of notice:** Proof of notice was posted on-line and posted at the info board and sent by first class mail to all owners in the Newsletter.
3. **July Meeting Minutes:** Frank Gaspar made a motion to approve the minutes with changes. Ken Doran seconded the motion and the vote to approve the motion was unanimous.
4. **July Financial Report:** The report was read and questions answered by Joe Topper. Glenn Davis made a motion to approve the report. Sue Ridenour seconded the motion and the vote to approve the motion was unanimous.
5. **Architectural Control/Standards & Compliance Committee Report: Glenn Davis - Director**
 - A. **Annual Inspection:** There are two homeowners being fined at the rate of \$50.00 per month for non-compliance with the maintenance and/or repair policy.
 - B. **Earls -#32:** Continuing issues. The owner's sister is kept informed regarding this matter.
 - C. **Pollastrini - #4:** The ballots were counted regarding the grant of increased exclusive use common area for Mr Pollastrini and the results were 76 for and 6 against. The vote to allow the grant is approved by the minimum of 76 owners voting for the approval. Mr Pollastrini will be notified of the approval of the grant.
 - D. **Dog mess:** Dog walkers are to pick up after their pets and put waste in dumpsters.
6. **Common Grounds Report: Frank Gaspar - Director**
 - A. **Common Area Maintenance:** The tree work was completed Joe is to remind Clean Cut to keep the common area weeds to a close cut height out in the perimeter and draw areas. Also keep the carports blown off.
 - B. **Asphalt repairs/crack filling:** The asphalt contractor was notified of accepted bid and they will schedule the work to be done.
 - C. **Snowplow:** The Snowplow was repaired.
 - D. **Red Curb - No parking:** The Board wants the red curb at the corner of Foxboro and Saddleback Road extended up Foxboro to a point even with the upper portion of the stair to the corner house.
7. **Old Business:**
 - A. **Annual BBQ September 27, 2014. At the Cul-de-Sac at Big Pine Trail. Notices to go out around 26th of August.**
8. **New Business:**
 - A. **Monetary Fines:** Ken Doran made a motion to make all monetary fines the minimum amount of \$50.00 per violation. Frank Gaspar seconded the motion and the Board unanimously voted to accept the motion.

9. Homeowner Forum & Letters: (3 Minute Limit).

10. Adjournment of Meeting at 10:36 a.m. The next Board Meeting 8:00 a.m. and Owners meeting at 9:00 a.m. on September 13, 2014.

Questions? Call Joe Topper, Property Manager at 559-683-2850.

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**Sue Ridenour - #8
Ken Doran - #84
Kathy Meredith - #21
Wally Vahlstrom - #38**

**Glenn & Cindy Davis - #28
Donna Wolfe - #91
Jim Luther - #43
Frank Gaspar - #07**

**Larry & Judy Capsel - #37
Chuck & Diane Emrick - #103
Bob Emrick - #47**

RIDGELINE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
September 13, 2014

1. **Determination of Quorum:** The meeting was held at the North Shore Estates Clubhouse and was called to order at 8:02 a.m.. Board members present were Larry Capsel, Frank Gaspar, Glenn Davis, Ken Doran and Sue Ridenour. Joe Topper, the Property Manager was also present.
2. **Proof of notice of meeting or waiver of notice:** Proof of notice was posted on-line and posted at the info board and sent by first class mail to all owners in the Newsletter.
3. **August Meeting Minutes:** Frank Gaspar made a motion to approve the minutes with changes. Ken Doran seconded the motion and the vote to approve the motion was unanimous.
4. **August Financial Report:** The report was read and questions answered by Joe Topper. Glenn Davis made a motion to approve the report. Sue Ridenour seconded the motion and the vote to approve the motion was unanimous.
5. **Architectural Control/Standards & Compliance Committee Report: Glenn Davis - Director**
 - A. **Annual Inspection:** There are two homeowners being fined at the rate of \$50.00 per month for non-compliance with the maintenance and/or repair policy.
 - B. **Earls -#32:** Continuing issues. Violation of pet section of C.C. & R.'s etc. Deadline is 10/16/2014.
 - C. **Application for Extension of exclusive-use-common area. Kenitzer:** Obtain ok by neighbors, Owner must pay for a vote to approve allowing extension of exclusive use common area by a 67% minimum vote. Must obtain all necessary Madera County permits and approvals. Glenn Davis made a motion to approve the process to proceed based upon the plans received and subject to the above named conditions. Ken Doran seconded the motion and the vote to approve the motion was unanimous.
6. **Common Grounds Report: Frank Gaspar - Director**
 - A. **Common Area Maintenance:** Joe is to remind Clean Cut to keep the common area weeds to a close cut height out in the perimeter and draw areas. Also keep the carports blown off. Waiting for curb at Foxboro and Saddleback to have red curb extended up the hill. Also check on slope at Saddleback below 50848 Smoke Tree Trail.
 - B. **Asphalt repairs/crack filling:** The repairs and crack filling were completed to satisfaction except the repair near 40624 Saddleback Road. Joe will follow up with paver.
7. **Old Business:**
 - A. **Annual BBQ September 27, 2014. At the Cul-de-Sac at Big Pine Trail. Approximately 45 persons responded.**
8. **New Business:**
 - A. **None.**
9. **Homeowner Forum & Letters: (3 Minute Limit).** Concern regarding cedar tree at 40702 Foxboro Court. Age/stress.
10. **Adjournment of Meeting at 10:30 a.m. The next Board Meeting 8:00 a.m. and Owners meeting at 9:00 a.m. on October 11, 2014.**

Questions? Call Joe Topper, Property Manager at 559-683-2850.

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Macy Maginn - #05

Larry & Judy Capsel - #37

Jim Lutter - #43

Bill Marrone - #94

Frank Gaspar - #07

Tina Bilby - #31

Kevin & Jean Peters - #54

Chuck & Diane Emrick - #103

Sue Ridenour - #8

Cynthia Dukat - #33

Ken Doran - #84

Glenn & Cindy Davis - #28

Clyde & Lori Shaffer - #41

Donna Wolfe - #91

RIDGELINE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
October 11, 2014

1. Welcome:

- A. Determination of Quorum:** The meeting was held at the North Shore Estates Clubhouse and was called to order at 8:00 a.m.. Board members present were Larry Capsel, Frank Gaspar, Glenn Davis, Ken Doran and Sue Ridenour. Joe Topper, the Property Manager was also present.
- B. Proof of notice of meeting or waiver of notice:** Proof of notice was posted on-line and posted at the info board and sent by first class mail to all owners in the Newsletter.

2. Reports:

- A. Past Meeting Minutes:** Glenn Davis made a motion to approve the minutes with changes. Ken Doran seconded the motion and the vote to approve the motion was unanimous.
- B. Financial Report:** The report was read and questions answered by Joe Topper. Frank Gaspar made a motion to approve the report. Ken Doran seconded the motion and the vote to approve the motion was unanimous.
- C. Architectural Control/Standards & Compliance Committee Report: Glenn Davis:**
 - 1. Annual Inspection:** There are two homeowners being fined at the rate of \$50.00 per month for non-compliance and 30 homeowners have been given notice that attention needs to be made to their residence before October 1, 2015 in order to comply with the maintenance and/or repair policy.
 - 2. Application for Extension of exclusive-use-common area. Kenitzer:** We are waiting for feedback from adjacent neighbors regarding the plan to extend the exclusive use common area. Once we receive this feedback and there is no objection, the owner must pay the expense of an election to decide if the owners will or will not allow the grant of an exclusive use easement.
- D. Common Grounds Report: Frank Gaspar:**
 - 1. Common Area Maintenance:** Joe is to remind Clean Cut to keep the common area weeds to a close cut height out in the perimeter and draw areas. Also keep the carports blown off. Clean cut to weld stair rail at corner of Saddleback and Foxboro court. Report attached.
 - 2. Asphalt repairs/crack filling:** The repair near 40624 Saddleback Road was completed.

3. Old Business:

- A. Annual BBQ Report:**
- B. Neighborhood Watch Report**

4. New Business:

- A. Draft Budget for 2015 including possible Assessment Increase:**

5.. Homeowner Forum & Letters: (3 Minute Limit).

6 Adjournment of Meeting at 10:30 a.m. The next Board Meeting 8:00 a.m. and Owners meeting at 9:00 a.m. on November 8, 2014.

Questions? Call Joe Topper, Property Manager at 559-683-2850.

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**Frank Gaspar - #07
Ron & Cindi Dukat - #33
Ray & Pat Dukat - #74
Chuck & Diane Emrick - #103**

**Sue Ridenour - #8
John & Carole Smoot - #36
Ken Doran - #84**

**Glenn & Cindy Davis - #28
Larry & Judy Capsel - #37
Bob & Marjorie Lindsay - #97**

RIDGELINE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
November 8, 2014

1. **Welcome:**
 - A. **Determination of Quorum:** The meeting was held at the North Shore Estates Clubhouse and was called to order at 8:00 a.m.. Board members present were Larry Capsel, Frank Gaspar, Glenn Davis, Ken Doran and Sue Ridenour. Joe Topper, the Property Manager was also present.
 - B. **Proof of notice of meeting or waiver of notice:** Proof of notice was posted on-line and posted at the info board and sent by first class mail to all owners in the Newsletter.
2. **Reports of Officers:**
 - A. **Reading of minutes of preceding meeting:** Sue Ridenour made a motion to approve the minutes with changes. Glenn Davis seconded the motion and the vote to approve the motion was unanimous.
 - B. **Reading of Financial Report:** The report was read and questions answered by Joe Topper. Frank Gaspar made a motion to approve the report. Ken Doran seconded the motion and the vote to approve the motion was unanimous.
3. **Reports of Committees.**
 - A. **Architectural Control/Standards & Compliance Committee Report: Glenn Davis:**
 1. **Annual Inspection:** There are two homeowners being fined at the rate of \$50.00 per month.
 2. **Application for Extension of exclusive-use-common area.** We have received no objection to the expansion of the exclusive use common area as proposed by Mr Kenitzer. The next step is to obtain funds necessary in order to send out ballots for this special vote.
 - B. **Common Area Committee Report: Frank Gaspar:**
 1. **Common Area Maintenance** The metal stair rail at corner of Foxboro and Saddleback was repaired by Clean cut. Tree work that was authorized by the Board and supervised by Frank Gaspar was completed. Clean cut needs to fix the truck light that they broke.
 2. **Asphalt repairs:** The repair near 40624 Saddleback Road was completed, however, the repair of the repair was rough. Joe Topper will inform the contractor that it needs to be fixed..
4. **Old Business:**
 - A. **Annual BBQ Report:** All were pleased. Looking forward to next year.
 - B. **Neighborhood Watch Report.** No report available.
5. **New Business:**
 - A. **Budget for 2015:** Ken Doran made a motion to increase the quarterly assessment by \$20.00 to \$240.00 per quarter beginning January 1, 2015. Frank Gaspar seconded the motion and the vote to approve the motion was unanimous.

- B. **Pet Rules:** It is important for owners to observe the C. C. & R.'s which state that you may not have more than two ordinary house pets on your property at any time.
 - C. **Fire Safety:** It is important for owners to keep leaves and pie needles off of their roofs and gutters. Also, it is important to keep your chimney clean.
6. **Homeowner Forum & Letters: (3 Minute Limit).** None
 7. **Executive Session:** The Board voted to increase the Common Area Maintenance contract for the first time in 62 months and the Management Contract for the first time in 54 months.
 8. **Adjournment of Meeting at 10:30 a.m. The next Board Meeting 8:00 a.m. and Owners meeting at 9:00 a.m. on January 10, 2015.**

Questions? Call Joe Topper, Property Manager at 559-683-2850.

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Glenn Davis - #28
 Ken Doran - #84