

**RIDGELINE HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**January 10, 2015**

1. **Welcome: Larry Capsel - President**
  - A. **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.
  - 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:** Glenn Davis made a motion to waive the reading of the minutes of the November 8, 2014 Board of Directors meeting and to approve the draft minutes as presented. Ken Doran seconded the motion and the vote to approve the motion was unanimous.
  - B. **Reading of Financial Report:** The report for November and December 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.
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.** 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** Clean cut replaced the light on the truck that they broke.
    2. **Asphalt repairs:** The repair/repair near 40624 Saddleback Road is still on the list as soon as weather allows.
    3. **Ash can lids:** Discussion was conducted regarding how to keep hot ashes in the barrels during high winds. Frank Gaspar will try to come up with a solution.
4. **Old Business:**
  - A. **Neighborhood Watch Signs:** The neighborhood watch committee is looking to obtain larger neighborhood watch signs.
5. **New Business:**
  - A. **Annual Homeowners Meeting:** Prepare for annual meeting May 9, 2015.
6. **Homeowner Forum & Letters: (3 Minute Limit).** Barking dogs & pet waste, wandering cats.

7      **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 February 14, 2015.**

**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](mailto:spm@sti.net)**

**Frank Gaspar - #07  
John & Carole Smoot - #36  
Chuck & Diane Emrick - #103**

**Sue Ridenour - #8  
Larry & Judy Capsel - #37  
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](mailto:ridgelineho@hotmail.com)  
[www.ridgelineho.org](http://www.ridgelineho.org)**

**Glenn & Cindy Davis - #28  
Ken Doran - #84  
Jon & Carole Smoot - #36**

**RIDGELINE HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**February 14, 2015**

1. **Welcome: Larry Capsel - President**
  - 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 waive the reading of the minutes of the January 10, 2015 Board of Directors meeting and to approve the draft minutes as presented. Glenn Davis seconded the motion and the vote to approve the motion was unanimous.
  - B. **Reading of Financial Report:** The report for January was read and questions answered by Joe Topper. Joe also recommended opening a Savings Account at Yosemite Bank to put Reserve funds into on a monthly basis. Frank Gaspar made a motion to approve the report and opening the savings account.. Glenn Davis 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.** Funds were received so that ballots could be sent out regarding the special vote for 50834 Smoke Tree Trail.
    3. **Reminder:** Owners are reminded to keep their roofs and gutters clear of pine needles due to fire hazard.
    4. **Barking dogs/animal waste:** Some dogs are barking and animal waste is not being picked up. Some letters will be going out.
  - B. **Common Area Committee Report: Frank Gaspar:**
    1. **Common Area Maintenance.** ok.
    2. **Asphalt repairs:** The repair/repair near 40624 Saddleback Road is still on the list as soon as weather allows.
    3. **Ash can lids:** Discussion was conducted regarding how to keep hot ashes in the barrels during high winds. Frank Gaspar will try to come up with a solution.
    4. **Fire hazard inspection:** We will walk around and notify owners of fire hazards.

4. **Old Business:**
  - A. **Neighborhood Watch Signs:** The neighborhood watch committee is looking to obtain larger neighborhood watch signs.
5. **New Business:**
  - A. **Annual Homeowners Meeting:** Prepare for annual meeting May 9, 2015.
  - B. **Water use 2015:** Due to drought conditions, prepare for Stage III no outside watering of plants this summer.
6. **Homeowner Forum & Letters: (3 Minute Limit).** Barking dogs & pet waste, wandering cats.
7. **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 March 14, 2015.**

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](mailto:spm@sti.net)

The mailing address for RHOA is:

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 Oakhurst, CA 93644-0442  
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Frank Gaspar - #07  
 Larry & Judy Capsel - #37  
 Jim Lutter - #43  
 Tina Bilby - #31

Sue Ridenour - #8  
 Ken Doran - #84  
 Larry Sisk - #18

Glenn & Cindy Davis - #28  
 Chuck & Diane Emrick - #103  
 Ray & Pat Dukat - #74

**RIDGELINE HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**March 14, 2015**

**1. Welcome: Larry Capsel - President**

- 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:** Glenn Davis made a motion to waive the reading of the minutes of the February 14, 2015 Board of Directors meeting and to approve the draft minutes as presented. Frank Gaspar seconded the motion and the vote approve the motion was unanimous.
- B. Reading of Financial Report:** The report for February was read and questions answered by Joe Topper. Sue Ridenour made a motion to accept the Financial report as presented. 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.** Ballots were sent out regarding the special vote for the vote whether or not to grant exclusive use of common area for a deck to the owners of 50834 Smoke Tree Trail.

**3. Dog Barking and Waste:** Owners of several dogs were contacted regarding their animals. Dogs must be leashed at all times on the Common Area, Dog barking is to be controlled by the owner and Owners must pick up dog waste when they their pet does its business on Common Area.

**4. Deck supports unpainted:** A complaint was received from a homeowner regarding unpainted deck supports. The owner recently replaced old supports with new material. The old supports had never been painted and the appearance of new material and old material disturbs the concerned homeowner. (The deck owner will receive contact and asked to voluntarily paint his supports)

**5. Concrete Driveway:** An inquiry was received regarding a cracked concrete driveway. Concrete is the responsibility of the Association on common area. Joe will obtain bids for the repair/replacement of the driveway.

**B. Common Area Committee Report: Frank Gaspar:**

- 1. Common Area Maintenance.** Concern regarding keeping up on weed growth due to mild winter and long growing season early. Check debris around dumpsters. Clean area near Lot #27.
- 2. Asphalt repairs:** The repair/repair near 40624 Saddleback Road is still on the list as soon as weather allows.
- 3. Ash can lids:** Frank Gaspar says that he will provide a solution before the next meeting.
- 4. Fire hazard inspection:** Frank Gaspar, Joe Topper and the maintenance contractor will walk around the complex soon to identify trees for removal, trimming and weeds. They will also make a list to contact owners regarding owners fire hazard issues.

**4. Old Business:**

- A. Neighborhood Watch Signs:** Signs have been received and Frank will install them.

**5. New Business:**

- A. Annual Homeowners Meeting:** Prepare for annual meeting May 9, 2015.
- B. Water use 2015:** Due to drought conditions, prepare for Stage III no outside Watering of plants this summer.
- C. Community Clean up day, Saturday, May 9, 2015. Pile your plant debris from areas near your home that you are responsible for to be picked up.**
- D. Community Yard Sale: Memorial Day Weekend. see Virgil DeGeorge for more information.**
- E. Election Notices:** Election notices will be sent out with the newsletter and 2<sup>nd</sup> quarter Assessment bills to solicit nominees.

**6. Homeowner Forum & Letters: (3 Minute Limit). None except noted above.**

**7 Adjournment of Meeting at 09:55 a.m. The next Board Meeting 8:00 a.m. and Owners meeting at 9:00 a.m. on April 11, 2015.**

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

**The physical location of the RHOA office is:**

**Sierra Pines Property Management  
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Oakhurst, California  
Ph: 559-683-2850 Fx: 559-683-2285 e-mail [spm@sti.net](mailto:spm@sti.net)**

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[www.ridgelineho.wix.com/ridgelineho](http://www.ridgelineho.wix.com/ridgelineho)**

**Homeowners/Renters in Attendance**

**Frank Gaspar - #07  
Larry & Judy Capsel - #37  
Jim Lutter - #43**

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

**Glenn & Cindy Davis - #28  
Chuck Emrick - #103**

**Draft**  
**RIDGELINE HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**April 11, 2015**

**1. Welcome: Larry Capsel - President**

- A. Determination of Quorum:** The meeting was held at the North Shore Estates Clubhouse and was called to order at 8:07 a.m.. Board members present were Larry Capsel, Frank Gaspar, Glenn Davis and Sue Ridenour. Ken Doran was absent. 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:** Glenn Davis made a motion to waive the reading of the minutes of the March 14, 2015 Board of Directors meeting and to approve the draft minutes as presented. Sue Ridenour seconded the motion and the vote to approve the motion was unanimous.
- B. Reading of Financial Report:** The report for March was presented for review and read.

**3. Reports of Committees.**

**A. Architectural Control/Standards & Compliance Committee Report: Glenn Davis:**

- 1. Annual Inspection:** There are two homeowners being fined at \$50.00 per month.
- 2. Application for extension of exclusive-use-common area.** Ballots were received and counted. There were 87 votes to approve granting the exclusive use common area that was requested. There were 5 votes in opposition. The owner of 50834 Smoke tree trail will be notified that their request has been approved.
- 3. Pets** They must be under control when on common area. Dogs must be leashed and under direct supervision. All waste must be picked up and disposed of properly and No owner is allowed to have more than two pets.
- 4. Deck supports unpainted:** A complaint was received from a homeowner regarding unpainted deck supports. The owner recently replaced old supports with new material. The old supports had never been painted and the appearance of new material and old material disturbs the concerned homeowner. (The deck owner will receive contact and be asked to voluntarily paint his supports as they were never originally painted when the home was constructed originally)
- 5. Concrete Driveway:** Bids were received for a cracked concrete driveway. The low bid is being considered. That contractor will be asked to submit a contract for approval.
- 6. Motor vehicles on Common Area w/expired registration:** A complaint was received regarding motorcycles being parked for long periods of time with expired registration in parking spaces. A letter will be sent to the owner requesting removal of the motorcycles.
- 7. Exterior Light on Saddleback Road:** A complaint regarding an exterior light which had not been approved by the arch committee prior to installation was received. That owner will be informed that the light must be shielded or removed.

**B. Common Area Committee Report: Frank Gaspar:**

- 1. Common Area Maintenance.** Concern regarding keeping up on weed growth due to Mild winter and long growing season early. Check debris around dumpsters.
- 2. Asphalt repairs:** The repair/repair near 40624 Saddleback Road is still on the list as soon as weather allows.

**3. Ash can lids:** Frank Gaspar fixed the ash can lids and barrels so they cannot tip over in high wind or accidentally. And lids were secured to barrels

**4. Fire hazard inspection:** Frank Gaspar, Joe Topper and the maintenance contractor walked around the complex and identified trees for removal or trimming. Joe also made a list to contact owners regarding owners fire hazard issues.

**5. Sidewalk issue:** A sidewalk that has been damaged by tree roots was approved to be repaired for \$325.00.

**6. Tree Trimming/removal:** The bid of \$2,400.00 was approved by motion by Glenn Davis, Second by Frank Gaspar and unanimous vote by the Board. Permission to carve Bear in stump of one tree to be removed was granted.

**4. Old Business:**

**A. Neighborhood Watch Signs:** Signs were received and Frank installed them.

**B. Annual Homeowners Meeting:** Prepare for annual meeting May 9, 2015.

**C. Water use 2015:** Due to drought conditions, prepare for Stage III no outside watering of plants this summer.

**D. Community Clean up day, Saturday, May 9, 2015. Pile your plant debris from areas near your home that you are responsible for to be picked up.**

**E. Community Yard Sale: Memorial Day Weekend. See Virgil DeGeorge for information.**

**F. Election Notices:** Election notices and ballots will be sent out to be returned by May 9

**5. New Business: None**

**6. Homeowner Forum & Letters: (3 Minute Limit). None.**

**7. Adjournment of Meeting at 10:27 a.m. The next Board Meeting 9:00 a.m. and Owners Annual meeting at 10:00 a.m. on May 9, 2015.**

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

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Frank Gaspar - #07  
Larry & Judy Capsel - #37  
Cynthia Dukat -

Sue Ridenour - #8  
Chuck Emrick - #103  
Lynn Earls - #32

Glenn & Cindy Davis - #28  
Bob Emrick, - #46



**RIDGELINE HOMEOWNERS ASSOCIATION**  
**Re-scheduled Annual Members Meeting Minutes May 19, 2015**

1. **Determination of Quorum:** The re-scheduled annual members meeting was held at the home of Sue Ridenour located at 40511 Saddleback Road, Bass Lake. called to order at 5:30 p.m.. Board member Sue Ridenour was present as were owners Judy Capsel and Macy Maginn. Joe Topper, the Property Manager was also present. 3 unit owners were present. 58 by proxy. The total was 61 and a replacement meeting quorum was met as only 38 unit owners needed to be present or there by proxy.
2. **Proof of notice of meeting or waiver of notice:** The meeting was scheduled with the approval of all owners present at the original meeting date May 9, 2015 in accordance with re-scheduled annual owners meetings instructions in the By-Laws.
3. **Election:** Two board member positions were available. Only two, the existing directors, Larry Capsel and Frank Gaspar were nominated for the ballot. All ballots received were opened and counted and verified by the three owners in attendance. Frank Gaspar received 61 votes, Larry Capsel received 60 votes. Frank Gaspar and Larry Capsel were re-elected to two year terms on the Board of Directors.
4. **Adjournment of Meeting at 5:50 p.m. The next Regular Board Meeting will be at 8:00 a.m. on June 13, 2015 at the North Shore Estates Clubhouse.**

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

The physical location of the RHOA office is:

The mailing address for RHOA is:

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Oakhurst, California  
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The Association web site is: <https://ridgelineho.wix.com/ridgelineho>

The Association e-mail address is: [ridgelineho@hotmail.com](mailto:ridgelineho@hotmail.com)

Those owners in Attendance:

Macy Maginn - #5

Sue Ridenour - #8

Judy Capsel - #37

**RIDGELINE HOMEOWNERS ASSOCIATION**  
**Annual Members Meeting Minutes**  
**May 9, 2015**

1. **Determination of Quorum:** The annual members meeting was held at the North Shore Estates Clubhouse and was called to order at 10:00 a.m.. Board members present were Larry Capsel, Glenn Davis, Frank Gaspar and Sue Ridenour. Ken Doran was absent. Joe Topper, the Property Manager was also present. 10 unit owners were present. 43 by proxy. The total was 53 and was short of a quorum by 6. The meeting will continue for information purposes, however, no election will be conducted. According the By-Laws, the annual meeting was re-scheduled for May 19<sup>th</sup>, 2015 at 5:30 p.m. at 40511 Saddleback Road where a quorum for a re-scheduled meeting must be at least 38 in person or by proxy.
2. **Proof of notice of meeting or waiver of notice:** Notice was sent by first-class mail, posted on-line and posted at the info board.
3. **2014 Annual meeting minutes:** The minutes were distributed by mail after the 2014 meeting and are online for review by the membership.
4. **Report of the Association - Larry Capsel - President of the Board of Directors:** Larry Capsel reported that in the last year, Some trees were trimmed or removed. Some asphalt repairs were made and the common area was well maintained by the maintenance service. We also enjoyed the annual BBQ.
5. **Financial Report:** The report was read and explained by Joe Topper. He reported that on April 30, 2014 there was \$23,443.15 in the operating account, At the annual meeting last year there was \$25,651.70 in the account. New this year is a Reserve savings account. The Reserve savings account balance is \$22,584.05. There is \$133,827.55 in the reserved account and last year there was \$133,376.02 in the account. The total funds on hand this year is \$179,854.75 Last year, the total funds on hand were \$159,047.72. The Association is within its budget for this year.
6. **Old Business:**
  - A. None.
7. **New Business:**
  - A. **Election:** Two board member positions were available. Only two, the existing directors, Larry Capsel and Frank Gaspar were nominated for the ballot. Since there was not a quorum, The meeting will continue for information purposes, however, no election will be conducted. According the By-Laws, the annual meeting was re-scheduled for May 19<sup>th</sup>, 2015 at 5:30 p.m. at 40511 Saddleback Road where a quorum for a re-scheduled meeting must be at least 38 in person or by proxy.
8. **Adjournment of Meeting at 11:15 a.m. The next Regular Board Meeting will be at 8:00 a.m. on June 13, 2015 at the North Shore Estates Clubhouse.**

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

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The Association web site is: <https://ridgelineho.wix.com/ridgelineho>

The Association e-mail address is: [ridgelineho@hotmail.com](mailto:ridgelineho@hotmail.com)

**Those in Attendance:**

**Frank Gaspar - #7**

**Glenn & Cindy Davis - #28**

**Larry & Judy Capsel - #37**

**Clyde & Lori Shaffer - #41**

**Jim & Ruth Graf - #56**

**Sue Ridenour - #8**

**Tina Bilby - #31**

**Wally Vahlstrom - #38**

**Jim Lutter - #43**

**Chuck & Diane Emrick - #103**

**RIDGELINE HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**June 13, 2015**

1. **Welcome: Larry Capsel - President**
  - 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, Ken Doran, Frank Gaspar, Glenn Davis 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.
  - C. **Election of Officers:** A slate of officers was proposed with Glenn Davis being President, Sue Ridenour being Vice-President, Larry Capsel being Treasurer and Joe Topper being Secretary. The vote to approve the new officers was unanimous.
2. **Reports of Officers:**
  - A. **Reading of minutes of preceding meeting:** Sue Ridenour made a motion to waive the reading of the minutes of the May 9, 2015 Board of Directors meeting and to approve the draft minutes w/changes.. Larry Capsel seconded the motion and the vote to approve the motion was unanimous.
  - B. **Reading of Financial Report:** The report for May was presented for review and read.
3. **Reports of Committees.**
  - A. **Architectural Control/Standards & Compliance Committee Report: Glenn Davis:**
    1. **Annual Inspection:** There is one homeowner being fined at \$50.00 per month.
    2. **House of Smoke Tree Trail:** Mitigation for water damage has been proceeding. There is still too much stuff outside. Frank & Joe will follow up with the owners sister to have the personal property removed and brought into compliance. Pet complaints seem to have been resolved.
    3. **Dog Barking and Waste issue:** Keeping an eye out for offenders.
    4. **Deck Supports:** The owner of lot #101 is not inclined to paint deck supports that originally were allowed to age naturally.
    5. **Concrete Driveway:** The Board requested an attorney opinion regarding the C.C. & R.'s and individual driveways for garages. The opinion was that all driveways are common area up to the owner lot line. Bids will be finalized and work to repair the driveway in question will be done.
    6. **Question raised as to personal property on Common Area:** Discussion as to what is allowed and what is not allowed on Common Area. No new resolution.
    7. **Fire safety:** Joe will send out notices to owners who need to clean pine needles off of roofs along with the newsletter.
    8. **Automobile issues:** Vehicles without current registration are considered non operational and are not to be stored upon common area. Joe will notify owners of vehicles that are not in compliance.

**B. Common Area Committee Report: Frank Gaspar:**

- 1. Common Area Maintenance.** Everything looks ok.
- 2. Asphalt repairs/bid:** The repair/repair near 40624 Saddleback Road is still on the list as soon as schedule allows. Try to have bid for resurfacing by next meeting
- 3. Sidewalk issue:** A sidewalk that has been damaged by tree roots was completed. Joe, Larry and Frank inspected the work and it is good.
- 4. Tree in Forest area that is dead:** Joe will contact the forest service regarding dead tree in forest area that could potentially fall towards common area.

**4. Old Business:**

- A. Water use 2015:** Due to drought conditions, prepare for Stage III no outside watering of plants this summer.
- B. Community Clean up day:** Good results. Association will not pick up debris that was put out too late.
- C. Neighborhood watch committee: ?**

**5. New Business:**

- A. National Forest has dead tree policy:** If within 30 feet of your property boundary.
- B. Annual Community BBQ:** October 10<sup>th</sup> at noon. More info to follow.
- C. Create new position of “Public Relations Director”:** - Larry Capsel.
- D. Policy for driveways/walkways/sidewalks:**

**6. Homeowner Forum & Letters: (3 Minute Limit). Tina Bilby, #31:** Concerns about neighbor and Association follow up on the situation. The Association will be attentive to the issue.

**7 Adjournment of Meeting at 10:40 a.m. The next Board Meeting 8:00am July 11, 2015.**

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

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<https://ridgelineho.wix.com/ridgelineho>

Homeowners present:

Glenn & Cindy Davis -#28  
Frank Gaspar - #6  
Larry & Judy Capsel - #37  
Dionne Encinas - #77

John & Tina Bilby - #31  
Sam Wise - #106  
Ken Doran - #84  
Bob Lindsey - #97

Sue Ridenour - #8  
Jim Lutter - #43  
Jim & Terrie Purgason - #34

**RIDGELINE HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**July 11, 2015**

1. **Welcome: Glenn Davis - President**
  - 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 and Sue Ridenour. Ken Doran was absent. 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: Larry Capsel - Treasurer**
  - A. **Reading of minutes of preceding meeting:** Sue Ridenour made a motion to waive the reading of the minutes of the June 13, 2015 Board of Directors meeting and to approve the draft minutes w/changes.. Larry Capsel seconded the motion and the vote to approve the motion was unanimous.
  - B. **Reading of Financial Report:** The report for June was presented for review and read.
3. **Reports of Committees.**
  - A. **Architectural Control/Standards & Compliance Committee Report: Glenn Davis:**
    1. **Annual Inspection:** There is one homeowner being fined at \$50.00 per month.
    2. **House of Smoke Tree Trail, #32:** Frank & Joe followed up with the owners sister to make sure that there is not too much personal property outside of the house..
    3. **Dog Barking and Waste issue:** Keeping an eye out for offenders.
    4. **Unregistered vehicle #70, overfilling dumpsters:** The owner of the vehicle that has expired registration was told to either register the vehicle or remove it. He is removing it.
    5. **Fire safety:** Joe will sent out notices to owners who need to clean pine needles off of roofs along with the newsletter. Most have complied.
    6. **Big Pine Fence, #48:** Owner moved fence from off Association property back onto Assoc. property.
    7. **Personal property on Common area/RV yard, #84:** A letter is to go to the owner of #84, to remove all property from RV yard such as log splitter and firewood.
  - B. **Common Area Committee Report: Frank Gaspar:**
    1. **Common Area Maintenance.** Cobwebs on carports, Reminder regarding trash on holidays. Remove sand from back of truck.
    2. **Concrete Driveway #99:** Frank Gaspar made a motion to have a handyman rent a concrete grinder and grind down the concrete driveway where there may be areas that could be tripping hazards. Larry Capsel seconded the motion and the vote to approve the motion was unanimous.

**3. Asphalt repairs/bid:** The repair/repair near 40624 Saddleback Road is still on the list as soon as schedule allows. A bid was received regarding slurry seal of asphalt and stripping of parking spaces. Frank suggested doing repairs this year and slurry seal next year. Joe & Frank will review areas for repair.

**4. Sidewalk issue:** The common entrance for the sidewalk servicing #31 and #32 slopes to the street. Re-constructing the sidewalk was discussed. The solution of applying anti-skid tape to the concrete was determined to be the solution.

**5. Dead Trees:** There was discussion regarding recent tree deaths in the subdivision. The Board will be having the dead trees removed after the first frost this fall. Joe will contact the road department regarding the dead trees along the road right of way at Road 222.

**4. Old Business:**

- A. Water use 2015:** Due to drought conditions, we are in Stage III. No outside watering of plants this summer.
- B. Sewer update: Larry Capsel.** The sewer is being worked on.
- C. Draft policy for common area improvements, Concrete and wooden improvements on Common Area:** Being worked on.

**5. New Business:**

- A. National Forest has dead tree policy:** If within 30 feet of your property boundary.
- B. Annual Community BBQ:** September 26, 2015 at noon. More info to follow.
- C. Policy change:** The policy to allow Board members or the Property Manager to Purchase up to \$50.00 worth of service or materials for the Association without full Board approval is changed to a maximum of \$100.00 by a motion by Frank Gaspar with a second by Larry Capsel and a unanimous vote by the Board.
- D. Donation to Volunteer Fire Department:** Larry Capsel made a motion to donate \$100.00 to the Bass Lake Volunteer Fire Department. Frank Gaspar seconded the motion and the vote to approve the motion was unanimous.

**6. Homeowner Forum & Letters: (3 Minute Limit).**

**7 Adjournment of Meeting at 10:40 a.m. The next Board Meeting 8:00 a.m July 11, 2015.**

**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](mailto:spm@sti.net)**

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e-mail is: [ridgelineho@hotmail.com](mailto:ridgelineho@hotmail.com)  
<https://ridgelineho.wix.com/ridgelineho>**

**Homeowners present:**

**Glenn & Cindy Davis -#28  
#37**

**Sue Ridenour - #8**

**Steve Carlson - #59 Larry & Judy Capsel -**

**Frank Gaspar - #6**

**Jim Lutter - #43**

**Chuck & Diane Emrick - #103**

**RIDGELINE HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**August 8, 2015**

1. **Welcome: Glenn Davis - President**
  - A. **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, Glenn Davis, Frank Gaspar, and Sue Ridenour. Ken Doran was absent. 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: Larry Capsel - Treasurer**
  - A. **Reading of minutes of preceding meeting:** Sue Ridenour made a motion to waive the reading of the minutes of the July 11, 2015 Board of Directors meeting and to approve the draft minutes. Larry Capsel seconded the motion and the vote to approve the motion was unanimous.
  - B. **Reading of Financial Report:** The report for July was presented for review and read.
3. **Reports of Committees.**
  - A. **Architectural Control/Standards & Compliance Committee Report: Glenn Davis:**
    1. **Annual Inspection:** There is one homeowner being fined at \$50.00 per month for failure to maintain the exterior of their home.
    2. **Personal property on Common area/RV yard, #84:** An extension to remove personal property from RV yard was given until 8.14.15.
    3. **House on Smoke Tree Trail, #32:** Issues are soon to be concluded.
    4. **Dog Barking and Waste issue:** Keeping an eye out for offenders. Do not place pet food out on decks. It draws wild animals (possums and raccoons) which will cause dogs to bark.
    5. **Fire safety:** Owners must clean pine needles off of roofs.
    6. **RV spaces:** Some boats are too large for rv yard.
  - B. **Common Area Committee Report: Frank Gaspar:**
    1. **Common Area Maintenance.**
    2. **Concrete Driveway #99:** A handyman will rent a concrete grinder and grind down the concrete driveway where there may be areas that could be tripping hazards. Joe will facilitate this work. The owner of the property agreed with the method of repair. The owner brought up an issue that the edge of the driveway on the downhill side needed some fill as that area drops off rather suddenly. This will be inspected right after the meeting.
    3. **Asphalt repairs/bid:** The repair/repair near 40624 Saddleback Road is still on the list as soon as schedule allows. Joe & Frank will review areas for repair.
    4. **Sidewalk issue:** Anti-skid tape for the concrete sidewalk was purchased and will be installed.



**5. Dead Trees:** There was discussion regarding recent tree deaths in the subdivision. The Board will be having the dead trees removed after the first frost this fall. Joe did contact the road department regarding the dead trees along the road right of way at Road 222. Joe and Frank will take a look at dead branches near #91 after the meeting.

**6. Water use:** We are under Stage III water conservation rules. No outside watering.

**4. Old Business:**

**A. Community Barbeque: September 26, 2015.**

**B. Draft policy for common area improvements, Concrete and wooden improvements on Common Area:** Being worked on.

**5. New Business:**

**A. Treasurer policy:** Frank Gaspar made a motion to adopt the Treasurer policy, Larry Capsel seconded the motion and the vote to approve the motion was passed unanimously.

**6. Homeowner Forum & Letters: (3 Minute Limit).**

**Trees:** Ursulla Weigand, the owner of 40512 Big Pine Trail, insisted that the Association remove dead trees near her home immediately. There was a rather lengthy discussion. Joe Topper had conversations with Phillip Messerschmidt at the forest service ranger station and Dave Smith, the forest service siculturist (concerned with the care of trees). He passed on to those in attendance their expertise in this area. In the end, the Board has decided to stick to the plan to wait until after a few of this years' frost periods to remove dead trees due to the potential stress on living trees of taking equipment onto areas of living trees so as not to cause undo stress on root systems and the fire danger potential of using power equipment to remove the trees. Several of the Board members and the property manager are going to visit the area near her home to inspect once again the area of concern after the meeting.. This area did have trees removed earlier this year.

**7 Adjournment: 10:23 a.m. The next Board Meeting begins at 8:00am, September 12, 2015.**

**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](mailto:spm@sti.net)**

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<https://ridgelineho.wix.com/ridgelineho>**

**Homeowners present:**

**Glenn & Cindy Davis -#28  
Jim Lutter - #43  
Robert Curran - #99  
Loren Wiegand - guest of Ursulla Weigand - #48**

**Sue Ridenour - #8  
Chuck & Diane Emrick - #103  
Kathy Meredith - #91**

**Frank Gaspar - #6  
Larry & Judy Capsel - #37  
Ursulla Weigand - #48**

**RIDGELINE HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**September 12, 2015**

1. **Welcome: Glenn Davis - President**
  - A. **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, Glenn Davis, Ken Doran, Frank Gaspar, 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: Larry Capsel - Treasurer**
  - A. **Reading of minutes of preceding meeting:** Sue Ridenour made a motion to waive the reading of the minutes of the August 8, 2015 Board of Directors meeting and to approve the draft minutes w/corrections. Frank Gaspar seconded the motion and the vote to approve the motion was unanimous.
  - B. **Reading of Financial Report:** The report for August was presented for review and read.
3. **Reports of Committees.**
  - A. **Architectural Control/Standards & Compliance Committee Report: Glenn Davis:**
    1. **Annual Inspection:** There is one homeowner being fined at \$50.00 per month for failure to maintain the exterior of their home.
    2. **Concrete Driveway #99:** The plan to grind the driveway was not feasible. A bid was received to remove part of the driveway and replace/re-cover the driveway with asphalt. Larry Capsel made a motion to accept the bid, Frank Gaspar seconded the motion and the motion to approve the motion was unanimous. The owner will be contacted.
    3. **Personal property on Common area:** Personal property has been removed..
    4. **House on Smoke Tree Trail, #32:** Issues are soon to be concluded.
    5. **Annual home inspections:** The annual inspection will be held on October 9<sup>th</sup> beginning at 8:00 a.m. Glenn Davis, Frank Gaspar and Joe Topper will be on site.
    6. **Issue of shade screen attached to house patio and deck rail at#93:** Joe and Glenn will visit home after the meeting.
  - B. **Common Area Committee Report: Frank Gaspar:**
    1. **Common Area Maintenance: ok**
    2. **Asphalt repair:** Asphalt repair was completed in front of 40624 Saddleback Road.
    3. **Asphalt bid for other repairs:** We received bids for other asphalt repairs. There were questions which Joe will have answered. Larry Capsel made a motion to approve one bid to raise the water valve boxes in the street and raise the asphalt level to the street surface. Ken Doran seconded the motion and the bid was approved unanimously.
    4. **Weeds:** Some more weeding needs to be done by Cleancut.

**5. Entrance Signs:** Frank Gaspar has volunteered to repair and repaint the entrance signs.

**6. Water use:** We are under Stage III water conservation rules. No outside watering.

**4. Old Business:**

**A. Community Barbeque: September 26, 2015.**

**B. Draft policy for common area improvements, Concrete and wooden improvements on Common Area: Being worked on.**

**5. New Business:**

**A. None**

**6. Homeowner Forum & Letters: (3 Minute Limit).**

**7 Adjournment: 10:07 a.m. The next Board Meeting begins at 8:00am, October 10, 2015.**

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

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<https://ridgelineho.wix.com/ridgelineho>**

**Homeowners present:**

**Glenn & Cindy Davis -#28  
Chuck Emrick - #103**

**Sue Ridenour - #8  
Larry Capsel - #37**

**Frank Gaspar - #6  
Ken Doran -#84**

**RIDGELINE HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**October 10, 2015**

1. **Welcome: Glenn Davis - President**
  - A. **Determination of Quorum:** The meeting was held at the North Shore Estates Clubhouse and was called to order at 8:06 a.m.. Board members present were Glenn Davis, Ken Doran and Sue Ridenour.. Joe Topper, the Property Manager was also present. Frank Gaspar and Larry Capsel were absent.
  - 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: Larry Capsel - Treasurer**
  - A. **Reading of minutes of preceding meeting:** Sue Ridenour made a motion to waive the reading of the minutes of the September 12 2015 Board of Directors meeting Ken Doran seconded the motion and the vote to approve the motion was unanimous.
  - B. **Reading of Financial Report:** The report for September was presented for review and read.
3. **Reports of Committees.**
  - A. **Architectural Control/Standards & Compliance Committee Report: Glenn Davis:**
    1. **Annual Inspection:** There were 35 homes needing attention and 5 homes that had repeat issues.
    2. **Concrete Driveway #99:** A bid was received from a contractor, Jack Wright. Sue Ridenour made a motion to accept the bid and Ken Doran seconded the motion and the vote to approve the motion was unanimous.
    3. **Issue:** Personal property on common area: Taken care of - removed.
    4. **House on Smoke Tree Trail, #32:** Issues are soon to be concluded.
  - B. **Common Area Committee Report: Frank Gaspar:**
    1. **Common Area Maintenance:** ok
    2. **Water Valves in Street:** Bass Lake water company agreed to raise the water valve boxes in the street to street level.
    3. **Asphalt Work Bid:** California Paving's bid to replaced the bad asphalt in front of #7 and the addition of an asphalt swale w/a couple of drainage berms was submitted. Sue Ridenour made a motion to accept the asphalt work bid and Ken Doran seconded the motion. The vote to approve the motion was unanimous.
    4. **Water use:** We are under Stage III water conservation rules. No outside watering.
4. **Old Business:**
  - A. **Community Barbeque Report:** Fun had by all. Approximately 31 persons attended.
  - B. **Draft policy for common area improvements, Concrete and wooden improvements on Common Area:** Being reviewed by the Board.

5. **New Business:**
  - A. **The Draft Budget for 2016 was presented by Joe Topper:**
6. **Homeowner Forum & Letters: (3 Minute Limit).**
- 7 **Adjournment: 10:07 a.m. The next Board Meeting begins at 8:00 a.m, November 14, 2015.**

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

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**Homeowners present:**

Glenn Davis -#28

Sue Ridenour - #8

Ken Doran -#84

Tina Bilby - #31

Chuck Emrick - #103

**Draft**  
**RIDGELINE HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**November 14, 2015**

1. **Welcome: Glenn Davis - President**
  - 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 Glenn Davis, Frank Gaspar, Larry Capsel and Sue Ridenour.. Joe Topper, the Property Manager was also present. Ken Doran were absent.
  - 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: Larry Capsel - Treasurer**
  - A. **Reading of minutes of preceding meeting:** Sue Ridenour made a motion to waive the reading of the minutes of the October 10 2015 Board of Directors meeting and correct the record of owners present. Frank Gaspar seconded the motion and the vote to approve the motion was unanimous.
  - B. **Reading of Financial Report:** The report for October was presented for review and read.
3. **Reports of Committees.**
  - A. **Architectural Control/Standards & Compliance Committee Report: Glenn Davis:**
    1. **Annual Inspection:** There were 38 homes needing attention and 5 homes that had repeat issues.
    2. **Concrete Driveway #99:** Jack Wright, the contractor, said that his schedule would free up to do this job after Thanksgiving.
    3. **House on Smoke Tree Trail, #32:** Issues are soon to be concluded.
  - B. **Common Area Committee Report: Frank Gaspar:**
    1. **Common Area Maintenance: ok**
    2. **Water Valves in Street:** Bass Lake water company agreed to raise the water valve boxes in the street to street level.
    3. **Asphalt Work Bid:** Work to be done on California Paving's schedule.
    4. **Water use:** We are under Stage II water conservation rules.
4. **Old Business:**
  - A. **Draft policy for common area improvements, Concrete and wooden improvements on Common Area:** After discussion, Larry Capsel made a motion to approve the policy's, Frank Gaspar seconded the motion and the vote to approve the motion was unanimous. The policy's will be included in the annual Disclosure package.
  - B. **2016 Budget:** After discussion, Larry Capsel made a motion to approve the proposed budget. Sue Ridenour seconded the motion and the vote to approve the budget was unanimous.

**5. New Business:**

**A. Carport damage and retaining wall at front sign:** Frank Gaspar volunteered to, for a fee, install a concrete block wall in place of the rotting railroad tie wall near the first entrance sign. He also will be replacing damaged wooden post surrounds on some of the carports. The Board was in agreement.

**B. Communication:** The Board discussed the importance of communication within and amongst the Board members, the property manager and concerned homeowners. There is always room for improvement.

**6. Homeowner Forum & Letters: (3 Minute Limit).**

**7 Adjournment: 10:07 a.m. The next Board Meeting begins at 8:00 a.m, November 14, 2015.**

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

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**Homeowners present:**

**Frank Gaspar - #7**

**Sue Ridenour - #8**

**Glenn Davis -#28**

**Larry Capsel - #37**

**Wally Ahlstrom - #38**

**The mailing address for RHOA is:**

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<https://ridgelineho.wix.com/ridgelineho>**