

**Ridgeline Homeowners Association**  
**SPECIAL NOTICE!**

March 13, 2018

Dear Ridgeline Homeowner,

The Annual Meeting of the Ridgeline Homeowners Association will be held on **Saturday, May 12, 2018 at 9:00 am**. The meeting will be held at: 50838 Smoke Tree Trail, Bass Lake, CA.

There are three Board of Director positions expiring. The term of each of these positions is two years. If you are interested in being nominated as a candidate for a seat on the Board of Directors, please send in a ½ page biography and why you would like to be on the Board to:

**Ridgeline Homeowners Association**  
**PO Box 2231**  
**Los Banos, CA 93635**

We must receive nominations by **Friday, April 5, 2018** in order to consider candidates on the ballot for the election held on May 12.

If you have any questions, you can contact any Board member or the Property Manager.

Respectfully,

Jarrett Sagouspe  
Sagouspe Management, Inc.  
Property Manager/Board Secretary  
Cell: (209) 769-7562  
Fax: (866) 380-1736  
Email: [jsagouspe1@gmail.com](mailto:jsagouspe1@gmail.com)

**DRAFT**  
**Meeting Minutes**

**Ridgeline Homeowners Association**  
**Board of Directors Meeting**  
**Saturday, January 13, 2018**  
**8:00 AM**

**1. Welcome: Glenn Davis, President**

- A. Determination of Quorum: The meeting was called to order at 8:00AM at the home of Glenn Davis (President) at 50838 Smoke Tree Trail. Board members present were Glenn Davis, Larry Sisk and Sue Ridenour. Jarrett Sagouspe, property manager, was also in attendance. It was determined that we had a quorum for the meeting. Clyde Shaffer and Frank Gaspar were not in attendance.
- B. Proof of Notice or waiver of notice: Proof meeting of notice and meeting agenda was posted on the RHOA website and on the community information board.

**2. Reports of Officers: Glenn Davis, President**

- A. Reading of minutes of preceding meeting: The minutes were revised and were posted prior to meeting. A motion was made by Larry Sisk to accept the minutes of the November 11<sup>th</sup> meeting. Sue Ridenour seconded the motion. Motion passed to approve the minutes
- B. Reading of financial report: Jarrett Sagouspe
  - 1. The Profit and Loss Report was provided from January 1<sup>st</sup> to December 31<sup>st</sup>, 2017 (see handout for detail). Total income collected for assessments, late fees, etc. was \$115,956.13. Total Expenses was \$119,652.29 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for this year was **-\$3,696.16**.
  - 2. Jarrett Sagouspe passed out a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 7 homeowners with outstanding dues and/or fines).
  - 3. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Yosemite Bank CD's, & Chase) totaling **\$219,486.35**.

**3. Reports of Committees:**

**Architectural/Standards & Compliance Committee: Glenn Davis**

- A. Lot #75 (40549 Saddleback Road): Glenn Davis spoke to a Madera County Sheriff and it was confirmed that the property address we have on file is correct, the homeowner is just neglecting to respond to any of our requests.

Note: We've received no update from the County regarding the back deck, which is falling down.

- B. Driveways-Lots 18, 19, & 20: Has been put on hold due to the weather, but was confirmed that homeowner Steve Lucas will pay half of the bill.

### **Common Area Committee: Jarrett Sagouspe**

A. Grounds Report:

- Jarrett Sagouspe stated that Charlie with Ranger Maintenance has been good about getting back to him on items that need addressing within the complex. He has gone around and refilled sand buckets, taken care of tree work (fallen tree after first rain), and is working on fixing an erosion issue on Big Pine Trail.

Note: Charlie is very good about sending pictures and addressing issues promptly.

- Retaining wall (between Lot #67 and Lot #68): Board went down to view retaining wall after November 11<sup>th</sup> meeting and determined that the retaining wall was not on common ground.
- Groundskeeper – dumpsters: Charlie was informed again about dumping any yard waste the day before pickup, so it doesn't interfere with any of the homeowners/renters.

### **4. Old Business: Glenn Davis**

- A. Late Assessments and Fines: Notices were sent out on any late assessments and fines.
- B. Neighborhood Watch: Homeowners have seen a yellow/brown truck caught dumping within our trash bins. Please keep any eye out for this truck and try to get the license plate number.
- C. Grant Update: CAL FIRE has started to release some of their smaller grants, but not what we're wanting to apply for. We're hoping the grant that Ridgeline needs will be coming out soon.
- D. Street Sign: Has been approved, Sue Ridenour will look into it for the board.

- E. 2017 Reserve Study: A motion was made by Larry Sisk to approve the Reserve Study that was completed in October of 2017. Sue Ridenour seconded the motion. Motion passed to approve the Reserve Study.

**5. New Business: Glenn Davis**

- A. Propane Contract: Jarrett will be contacting multiple propane companies to get quotes. Ridgeline's contract with Suburban Propane is coming up in May 2018 and the board feels it is time to explore other options to make sure we are getting the best service or the right price. Suburban Propane will be one of the companies that we will be reaching out to for a new quote.
- B. Erosion on embankment on Big Pine Trail: The board received a complaint of an erosion issue up on Big Pine Trail, the gardeners have done some work to address most of the issues, but it still needs more work done before the issue is resolved.
- C. 2018 Budget: A motion was made by Sue Ridenour to approve the 2018 Budget that was completed in November of 2017. Larry Sisk seconded the motion. Motion passed to approve the 2018 Budget.
- D. Tree on #93: The board agreed to take care of the tree issue and will be meeting with the homeowner to discuss.

**6. Owner Comments/Letters: 3 minutes**

- Jim Lutter stated that there was a dead tree on common ground between Lot #39, Lot #40 and Lot #43.
- Larry Sisk stated that a tree on common ground had a branch that was too close to Lot #93's fireplace and needed to be trimmed back due to it being a fire hazard.

**7. Adjournment: Meeting was adjourned at 10:00 AM**

**The next Board Meeting is Saturday, February 10, 2018 at 8:00AM at 50838 Smoketree Trail (Glenn Davis' house).**

**Homeowner's Meeting will be at 9:00 AM**

**Homeowners/Renters Present:**

Glenn & Cindy Davis - #28  
Sue Ridenour - #08  
Jim Lutter - #43

Larry Sisk - #18  
Jon & Carole Smoot - #36  
Robert Curran - #99

## Meeting Minutes

### Ridgeline Homeowners Association Board of Directors Meeting Saturday, January 13, 2018 8:00 AM

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- B. Proof of Notice or waiver of notice: Proof meeting of notice and meeting agenda was posted on the RHOA website and on the community information board.

#### 2. Reports of Officers: Glenn Davis, President

- A. Reading of minutes of preceding meeting: The minutes were revised and were posted prior to meeting. A motion was made by Larry Sisk to accept the minutes of the November 11<sup>th</sup> meeting. Sue Ridenour seconded the motion. Motion passed to approve the minutes
- B. Reading of financial report: Jarrett Sagouspe
  - 1. The Profit and Loss Report was provided from January 1<sup>st</sup> to December 31<sup>st</sup>, 2017 (see handout for detail). Total income collected for assessments, late fees, etc. was \$115,956.13. Total Expenses was \$119,652.29 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for this year was **-\$3,696.16**.
  - 2. Jarrett Sagouspe passed out a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 7 homeowners with outstanding dues and/or fines).
  - 3. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Yosemite Bank CD's, & Chase) totaling **\$219,486.35**.

#### 3. Reports of Committees:

**Architectural/Standards & Compliance Committee: Glenn Davis**

- A. Lot #75 (40549 Saddleback Road): Glenn Davis spoke to a Madera County Sheriff and it was confirmed that the property address we have on file is correct, the homeowner is just neglecting to respond to any of our requests.

Note: We've received no update from the County regarding the back deck, which is falling down.

- B. Driveways-Lots 18, 19, & 20: Has been put on hold due to the weather, but was confirmed that homeowner Steve Lucas will pay half of the bill.

### **Common Area Committee: Jarrett Sagouspe**

#### A. Grounds Report:

- Jarrett Sagouspe stated that Charlie with Ranger Maintenance has been good about getting back to him on items that need addressing within the complex. He has gone around and refilled sand buckets, taken care of tree work (fallen tree after first rain), and is working on fixing an erosion issue on Big Pine Trail.

Note: Charlie is very good about sending pictures and addressing issues promptly.

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- B. Neighborhood Watch: Homeowners have seen a yellow/brown truck caught dumping within our trash bins. Please keep any eye out for this truck and try to get the license plate number.
- C. Grant Update: CAL FIRE has started to release some of their smaller grants, but not what we're wanting to apply for. We're hoping the grant that Ridgeline needs will be coming out soon.
- D. Street Sign: Has been approved, Sue Ridenour will look into it for the board.

- E. 2017 Reserve Study: A motion was made by Larry Sisk to approve the Reserve Study that was completed in October of 2017. Sue Ridenour seconded the motion. Motion passed to approve the Reserve Study.

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- A. Propane Contract: Jarrett will be contacting multiple propane companies to get quotes. Ridgeline's contract with Suburban Propane is coming up in May 2018 and the board feels it is time to explore other options to make sure we are getting the best service or the right price. Suburban Propane will be one of the companies that we will be reaching out to for a new quote.
- B. Erosion on embankment on Big Pine Trail: The board received a complaint of an erosion issue up on Big Pine Trail, the gardeners have done some work to address most of the issues, but it still needs more work done before the issue is resolved.
- C. 2018 Budget: A motion was made by Sue Ridenour to approve the 2018 Budget that was completed in November of 2017. Larry Sisk seconded the motion. Motion passed to approve the 2018 Budget.
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**6. Owner Comments/Letters: 3 minutes**

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**7. Adjournment: Meeting was adjourned at 10:00 AM**

**The next Board Meeting is Saturday, February 10, 2018 at 8:00AM at 50838 Smoketree Trail (Glenn Davis' house).**

**Homeowner's Meeting will be at 9:00 AM**

**Homeowners/Renters Present:**

Glenn & Cindy Davis - #28

Sue Ridenour - #08

Jim Lutter - #43

Larry Sisk - #18

Jon & Carole Smoot - #36

Robert Curran - #99

# AGENDA

Saturday, February 10, 2018

Ridgeline Homeowners Association

Board of Directors Meeting 8:00 AM / Homeowners Meeting 9:00 AM

1. Welcome: Glenn Davis
  - A. Determination of Quorum
  - B. Proof of Notice or waiver of notice.
2. Reports of Officers
  - A. Reading of minutes of preceding meeting or waiver of reading: Glenn Davis
  - B. Reading of financial report: Larry Sisk/Jarrett Sagouspe
  - C. Late Assessments and Fines report.
3. Reports of Committees:  
**Architectural/Standards & Compliance Committee: Glenn Davis**
  - A. 40459 Saddleback Road: update  
**Common Area Committee: Frank Gaspar**
  - A. Grounds Report
4. Old Business:
  - A. Grant update: Larry Sisk
  - B. Neighborhood Watch
  - C. Street Sign update: Sue Ridenour
  - D. Propane Contract update: Jarrett Sagouspe
  - E. Erosion on embankment on Big Pine
  - F. Removal of dead tree between Lots 40 and 42.
  - G. Tree limb on Lot 93.
5. New Business:
  - A. Pet Area and Dog Waste
6. Owner Comments/Letters: 3 minutes
7. Adjournment

The next Board Meeting is March 10, 2018 at 8 AM.

# Meeting Minutes

## Ridgeline Homeowners Association Board of Directors Meeting Saturday, February 10, 2018

### 1. Welcome: Glenn Davis, President

- A. Determination of Quorum: The meeting was called to order at 8:00AM at the home of Glenn Davis (President) at 50838 Smoke Tree Trail. Board members present were Glenn Davis, Larry Sisk and Sue Ridenour. Jarrett Sagouspe, property manager, was also in attendance. It was determined that we had a quorum for the meeting. Clyde Shaffer and Frank Gaspar were not in attendance.
- B. Proof of Notice or waiver of notice: Proof meeting of notice and meeting agenda was posted on the RHOA website and on the community information board.

### 2. Reports of Officers: Glenn Davis, President

- A. Reading of minutes of preceding meeting: The minutes were revised and were posted prior to meeting. A motion was made by Larry Sisk to accept the minutes of the January 13<sup>th</sup> meeting. Sue Ridenour seconded the motion. Motion passed to approve the minutes
- B. Reading of financial report: Jarrett Sagouspe
  - 1. The Profit and Loss Report was provided from January 1<sup>st</sup> to January 31<sup>st</sup>, 2018 (see handout for detail). Total income collected for assessments, late fees, etc. was \$27,947.19. Total Expenses was \$5,978.13 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for this month was **\$21,969.06**.
  - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Yosemite Bank CD's, & Chase) totaling **\$242,936.17**.
  - 3. Jarrett Sagouspe passed out a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 7 homeowners with outstanding dues and/or fines).

Note: Notices were sent out on any late assessments and fines.

### 3. Reports of Committees:

#### **Architectural/Standards & Compliance Committee: Glenn Davis**

- A. Lot #75 (40549 Saddleback Road): Glenn Davis stated there was nothing new to report on this property.

#### **Common Area Committee: Jarrett Sagouspe**

A. Grounds Report:

- Charlie with Ranger Maintenance is continuing to do a great job throughout Ridgeline. He will be removing some small dead trees within common ground and will be repairing the retaining wall between lot #15 and #16.

### 4. Old Business: Glenn Davis

- A. Grant Update: Larry Sisk stated there was nothing new to report on the Grant.
- B. Neighborhood Watch: Homeowners please keep an eye out for a Blue/Grey Chevy Blazer that's driving throughout Ridgeline. He parks his vehicle and walks around, the driver looks very suspicious.
- C. Street Sign: Sue Ridenour had the street sign made for Saddleback Road, it turned out really great!
- D. Propane Contract: Jarrett contacted 3 companies (Suburban Propane, Amerigas, and JS West Propane) to get quotes before our current propane contract is up in May of this year. One of the three companies has already turned in their information and we are waiting for the remaining two before comparing our options and making a decision.
- E. Erosion on embankment on Big Pine Trail: Ranger Maintenance has done some work to address most of the issues with our erosion problem, but it still needs more work done before the issue is resolved.
- Just waiting for it to rain before we can do more.
- F. Removal of dead tree between Lots #40 and #42: Glenn and Jarrett will be going up to mark the dead tree for Ranger Maintenance to remove. Ranger Maintenance was having trouble locating it.
- G. Tree limb on Lot #93: Rangers Maintenance trimmed back the branch hanging over the fireplace at this location to avoid it from becoming a fire hazard.

**5. New Business: Glenn Davis**

- A. Pet Area and Dog Waste: Were having a big issue with Homeowners not picking up after their animals off of Saddleback Road near Rd 222. If any Homeowner witnesses this happening please contact the board. PLEASE PICK UP AFTER YOUR ANIMALS!

We will be taking steps to correct issue:

- Re-marking the area a little more clearly
- Putting up video surveillance

**6. Owner Comments/Letters: 3 minutes**

- No comments were given

**7. Adjournment: Meeting was adjourned at 9:35 AM**

**The next Board Meeting is Saturday, March 10, 2018 at 8:00AM at 50838 Smoketree Trail (Glenn Davis' house).**

**Homeowner's Meeting will be at 9:00 AM**

**Homeowners/Renters Present:**

Glenn & Cindy Davis - #28  
Larry Sisk - #18  
Sue Ridenour - #08  
Jon & Carole Smoot - #36  
Jim Lutter - #43  
Chuck Emrick - #103  
Larry Capsel - #37

**DRAFT**  
**Meeting Minutes**

**Ridgeline Homeowners Association**  
**Board of Directors Meeting**  
**Saturday, March 10, 2018**

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- B. Proof of Notice or waiver of notice: Proof meeting of notice and meeting agenda was posted on the RHOA website and on the community information board.

**2. Reports of Officers: Glenn Davis, President**

- A. Reading of minutes of preceding meeting: The minutes were revised and were posted prior to meeting. A motion was made by Frank Gaspar to accept the minutes of the February 10<sup>th</sup> meeting. Larry Sisk seconded the motion. Motion passed to approve the minutes.
- B. Reading of financial report: Jarrett Sagouspe
  - 1. The Profit and Loss Report was provided from February 1<sup>st</sup> to February 28<sup>th</sup>, 2018 (see handout for detail). Total income collected for assessments, late fees, etc. was \$697.18. Total Expenses was \$5,631.69 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for this month was **-\$4,934.51**.
  - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Yosemite Bank CD's, & Chase) totaling **\$237,313.66**.
  - 3. Jarrett Sagouspe passed out a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 5 homeowners with outstanding dues and/or fines).

Note: Notices were sent out on any late assessments and fines.

### 3. Reports of Committees:

#### **Architectural/Standards & Compliance Committee: Glenn Davis**

- A. Updated color approvals: Glenn was able to complete the color chart for homes within Ridgeline. Columns were added to show which colors have been approved and which have not, what color each home/trim should be (114 homes in total) and miscellaneous/reason.
- B. Strip Mall (Road 222): This is a farce; there is no strip mall in the works.

#### **Common Area Committee: Frank Gaspar**

- A. Grounds Report:

Charlie with Ranger Maintenance is continuing to do a great job throughout Ridgeline.

- Dead tree and brush piles: All the down trees and brush piles will be picked up by Ranger Maintenance as soon as possible. The board agreed last month to hold off on picking up these areas until the snow and conditions got better.
- Video surveillance: Charlie with Ranger Maintenance was able to get a quote on installing video surveillance throughout Ridgeline. It will cost between \$450 - \$600 to install two units, the service fee will be \$60 per a month. Glenn will be looking into solar surveillance units and get a quote on price.

### 4. Old Business: Glenn Davis

- A. Grant Update: Larry Sisk stated that Justine has access to some grant funding for fuel reduction work in Eastern Madera County, and she was intending to submit Ridgeline as one of the potential projects.

Justine stated:

“This is funding we've received for the past few years from PG&E. We would be funding for fuel reduction activities such as: dead tree felling and removal, fuel break maintenance, and brushing and chipping around homes, critical infrastructure, and community resources. It would have to be within 1000 feet of PGE infrastructure, but this includes power lines. Furthermore, the project must be completed by October 31, 2018, but we're experienced with completing these projects on this timetable. We're looking at a budget of about \$30,000 for on the ground work, and we would manage the project for you.”

- B. Neighborhood Watch: Nothing new, everything has been calm and quiet.

- C. Removal of dead trees between lots 40 and 42, Foxboro and Road 222: These trees have been taken down and the work done looks good!
- D. Propane Contract: Jarrett contacted 3 companies (Suburban Propane, Amerigas, and JS West Propane) to get quotes before our current propane contract is up in May of this year. Two of the three companies have already turned in their information and we are waiting for the remaining quote before comparing our options and making a decision.
- E. Erosion on embankment on Big Pine Trail: Ranger Maintenance has done work to address the issues with the erosion problem, at this time the work done has resolved most of the issues and we will keep watching it for any future needs.

**5. New Business: Glenn Davis**

- A. Tax Returns: The tax returns were completed and should be in within the next day or two; we would need to turn them in by March 15<sup>th</sup> 2018. We were charged \$300 this year, which is a couple hundred less from last year.
- B. Tree Removal between Lots 112 and 113 and behind Lot 86. This has been taken care of.
- C. Three Board of Directors positions are coming up (Glenn Davis, Clyde Shaffer, & Sue Ridenour seats are expiring). Biographies for potential candidates to the ballot are due by April 5<sup>th</sup>, 2018 if anyone is interested in running for a position. Please send them to Jarrett Sagouspe, [jsagouspe1@gmail.com](mailto:jsagouspe1@gmail.com).
- D. Annual Meeting has been set for Saturday, May 12<sup>th</sup>, 2018.
- E. Yard Sale – there will not be a yard sale this year. The Board agreed not to have it this year. There have been multiple complaints from numerous homeowners about the traffic coming in and out (traffic jams), and people were walking in and out of one person's garage. Two days after last year's yard sale, a home within Ridgeline was broken into (possibly connected to the yard sale traffic and possibly not, no way to tell for sure).
- F. Snowplow - start time has been set for 5:30 AM due to some Homeowners having to leave for work early.

**6. Owner Comments/Letters: 3 minutes**

- No comments were given

**7. Adjournment: Meeting was adjourned at 10:45 AM**

**The next Board Meeting is Saturday, April 14, 2018 at 8:00AM at 50838 Smoketree Trail (Glenn Davis' house).**

**Homeowner's Meeting will be at 9:00 AM**

**Homeowners/Renters Present:**

Glenn & Cindy Davis - #28

Larry Sisk - #18

Sue Ridenour - #08

Frank Gaspar - #07

Steve Lucas - # 19

Jon & Carole Smoot - #36

Jim Lutter - #43

Larry Capsel - #37

# FINAL Meeting Minutes

## Ridgeline Homeowners Association Board of Directors Meeting Saturday, April 14, 2018

### 1. Welcome: Glenn Davis, President

- A. Determination of Quorum: The meeting was called to order at 8:00AM at the home of Glenn Davis (President) at 50838 Smoke Tree Trail. Board members present were Glenn Davis, Larry Sisk, Frank Gaspar, Clyde Shaffer and Sue Ridenour. Jarrett Sagouspe, property manager, was also in attendance. It was determined that we had a quorum for the meeting.
- B. Proof of Notice or waiver of notice: Proof meeting of notice and meeting agenda was posted on the RHOA website and on the community information board.

### 2. Reports of Officers: Glenn Davis, President

- A. Reading of minutes of preceding meeting: The minutes were revised and were posted prior to meeting. A motion was made by Frank Gaspar to accept the minutes of the March 10<sup>th</sup> meeting. Larry Sisk seconded the motion. Motion passed to approve the minutes.
- B. Reading of financial report: Jarrett Sagouspe
  - 1. The Profit and Loss Report was provided from March 1<sup>st</sup> to March 31<sup>st</sup>, 2018 (see handout for detail). Total income collected for assessments, late fees, etc. was \$1,929.01. Total Expenses was \$7,096.79 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for this month was **-\$5,167.78**.
  - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Yosemite Bank CD's, & Chase) totaling **\$252,458.50**.
  - 3. Jarrett Sagouspe passed out a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 5 homeowners with outstanding dues and/or fines).

Note: Notices were sent out on any late assessments and fines.

### 3. Reports of Committees:

#### **Architectural/Standards & Compliance Committee: Glenn Davis**

No Update

#### **Common Area Committee: Frank Gaspar**

##### A. Grounds Report and Pine Needles:

- With the weather finally getting better, Ranger Maintenance will be back out in full force to get Ridgeline back in tip top condition.
- Within the next few months the board will decide on moving forward with filling the cracks and re-asphalting the association again.
- Main storm drain will need cleaning (due to roots and other debris that are clogging the 14inch pipe)
- Please talk with your neighbors about cleaning the pine needles off their roofs. If any Homeowner has more than a 5 gallon bucket worth of pine needles they could be subjected to fines by CAL Fire, who randomly checks RHOA. This item will need to be addressed by July of 2018.

### 4. Old Business: Glenn Davis

##### A. Grant Update:

Good news! Ridgeline has access to some grant funding for fuel reduction work in Eastern Madera County, Justine with Yosemite/Sequoia RC&D Council will submit Ridgeline as one of the potential projects.

Justine stated: "This is funding we've received for the past few years from PG&E. We would be funding for fuel reduction activities such as: dead tree felling and removal, fuel break maintenance, and brushing and chipping around homes, critical infrastructure, and community resources. It would have to be within 1000 feet of PGE infrastructure, but this includes power lines. Furthermore, the project must be completed by October 31, 2018, but we're experienced with completing these projects on this timetable. We're looking at a budget of about \$30,000 for on the ground work, and we would manage the project for you."

- ##### B. Neighborhood Watch: Citizen Patrol comes by twice a month, besides that everything has been calm and quiet.
- ##### C. Propane Contract: Jarrett contacted 3 companies (Suburban Propane, Amerigas, and JS West Propane) to get quotes before our current propane contract is up in May of this year. Two of the three companies have already turned in their information and we are eliminating the third company Amerigas from the running. Amerigas has been aware since January of 2018 and has just dropped the ball; they requested RHOA to reiterate what was needed. Management thanked them for their time, but told them

RHOA will not be moving forward with their company. Based on the two quotes received, we are ready to make a decision.

D. No Yard Sale this year

E. Black Van on Foxboro: The landlord has increased his rent by \$50 a month, due to RHOA fining him on where the black van parks. Tenant is very upset about the matter, but still hasn't moved his vehicle. Glenn and Jarrett will head over to his home after the meeting to give him one last warning before we tow vehicle.

F. Lot 96 - Front porch debris

- Glenn and Jarrett will be headed over to home after meeting to leave notice to address issue. If nothing is addressed within a month's time, we will start fining the landlord.

G. Lot 39 – Items hanging over front railing & broken glass/window

- Management has reached out to the Homeowners on addressing these items multiple times. If not addressed within a month's time, the association will start fining the Homeowner. Last notice will be delivered today by Glenn and Jarrett.

H. Video Surveillance

- The quote Glenn received was about \$600 and up for a camera, which we wanted at least three (3). Solar will not work within Bass Lake due to the weather conditions in winter.
- It would be easier to hire a company to install/manage units on a monthly basis.
- The board decided to table conversation for another time.

I. Board of Director Ballots mailed out

- 3 original board member positions are coming up (Glenn Davis, Sue Ridenour, and Clyde Shaffer). 3 additional nominees (Larry Capsel, Steve Lucas, and David Minyard) are running totaling 6 electies.

## 5. **New Business: Glenn Davis**

A. Tax Returns: The tax returns were completed and were turned in by the cutoff date (March 15<sup>th</sup> 2018). We owed \$25.00 this year.

B. Driveways and wooden walkways: The board has replaced three driveways within the association under protest from a lot of people, and has been approached on addressing another driveway. It was determined after further investigation from speaking with multiple attorneys' and looking over the Reserve Study and speaking with them at length, that it is not the Associations responsibility since it's a Planned Unit Development (PUD). Title ran a search for the Association on deeds that fall within Ridgeline and what title found was back in 1995 Ridgeline HOA deeded back all

driveways and walkways to the Homeowners.

- The Board will be reaching out to the Homeowners that had the driveways put in to get reimbursed.

C. Main storm drains: Covered in grounds report.

D. Annual Meeting has been set for Saturday, May 12<sup>th</sup>, 2018.

E. Commercial Package D&O Insurance Policy Review (May Approval)

**6. Owner Comments/Letters: 3 minutes**

- Pick up your DOG POOP!
- Jim Lutter asked if association dues will increase? The Board will have an answer by September of 2018, if 2019 Association dues will increase.
- Chuck Emrick asked if we could get a quote from Ranger Maintenance on using their chipper.

**7. Adjournment: Meeting was adjourned at 10:17 AM**

**The next Board Meeting is Saturday, May 12, 2018 at 8:00AM at 50838 Smoketree Trail (Glenn Davis' house).**

**Homeowner's Meeting will be at 9:00 AM**

**Homeowners/Renters Present:**

Glenn & Cindy Davis - #28  
Larry & Trisha Sisk - #18  
Sue Ridenour - #08  
Frank Gaspar - #07  
Clyde Shaffer - #41  
Steve Lucas - # 19  
Jon & Carole Smoot - #36  
Jim & Carla Lutter - #43  
Larry Capsel - #37  
Chuck Emrick - #103

**DRAFT**  
**Meeting Minutes**

**Ridgeline Homeowners Association**  
**Board of Directors Meeting**  
**Saturday, May 12, 2018**

**1. Welcome: Glenn Davis, President**

- A. Determination of Quorum: The meeting was called to order at 8:00AM at the home of Glenn Davis (President) at 50838 Smoke Tree Trail. Board members present were Glenn Davis, Larry Sisk, Frank Gaspar, Clyde Shaffer and Sue Ridenour. Jarrett Sagouspe, property manager, was also in attendance. It was determined that we had a quorum for the meeting.
- B. Proof of Notice or waiver of notice: Proof meeting of notice and meeting agenda was posted on the RHOA website and on the community information board.

**2. Reports of Officers: Glenn Davis, President**

- A. Reading of minutes of preceding meeting: The minutes were revised and were posted prior to meeting. A motion was made by Clyde Shaffer to accept the minutes of the April 14<sup>th</sup> meeting. Larry Sisk seconded the motion. Motion passed to approve the minutes.
- B. Reading of financial report: Jarrett Sagouspe
  - 1. The Profit and Loss Report was provided from April 1<sup>st</sup> to April 30<sup>th</sup>, 2018 (see handout for detail). Total income collected for assessments, late fees, etc. was \$27,707.19. Total Expenses was \$5,686.37 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for this month was **\$22,020.82**.
  - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Yosemite Bank CD's, & Chase) totaling **\$247,179.50**.
  - 3. Jarrett Sagouspe passed out a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 4 homeowners with outstanding dues and/or fines).

Note: Notices were sent out on any late assessments and fines.

### 3. Reports of Committees:

#### **Architectural/Standards & Compliance Committee: Glenn Davis**

The Board received a request from a homeowner that wants to enclose their back deck. The information the board received wasn't enough to make a decision at this time. The board will reach out to the homeowner to obtain more information so they can make a clear decision on this request.

#### **Common Area Committee: Frank Gaspar**

##### A. Grounds Report and Pine Needles:

- Ranger Maintenance is doing a really good job. For the last two weeks Ranger Maintenance has been cleaning up the common areas, they still have some areas to hit before completion. Overall the board has received wonderful compliments from homeowners regarding Ranger Maintenance.
- Please talk with your neighbors about cleaning the pine needles off of their roofs. If any homeowner has more than a 5 gallon bucket worth of pine needles they could be subjected to fines by CAL Fire, who randomly checks RHOA. This item will need to be addressed by July 2018.

### 4. Old Business: Glenn Davis

##### A. Grant Update:

Good news! Ridgeline received a \$30,000 grant for fuel reduction work in Eastern Madera County; Justine with Yosemite/Sequoia RC&D Council will submit Ridgeline as one of the potential projects.

We would be funded for fuel reduction activities such as: dead tree felling and removal, fuel break maintenance, and brushing and chipping around homes, critical infrastructure, and community resources. It would have to be within 1000 feet of PG&E infrastructure, but this includes power lines. Furthermore, the project must be completed by October 31, 2018.

Larry Sisk went around the association and took picture of trees that need addressing, majority of the trees were on the outside of association.

##### B. Neighborhood Watch: The Sheriffs have been coming around patrolling Ridgeline monthly, besides that everything has been calm and quiet.

##### C. Propane Contract: The board approved the Suburban Propane bid. This bid was a lot lower in price and included updated meters.

Note: There might be a potential increase in price with updated meters. The newer meters will probably run a lot faster than the old.

- D. There will not be a yard sale this year.
- E. Black Van on Foxboro: The landlord has increased his rent by \$50 a month, due to RHOA fining him on where the black van parks/expired tags during the winter months. Tenant is very upset about the matter.
  - The Tenant now has the right to park alongside his home due to it not being winter and we've also confirmed that he updated his tags.
- F. Lot 96 - Front porch debris
  - Glenn and Jarrett will be headed back over to this home after the meeting to confirm that the tenants at this location have complied with our letter of excessive porch debris.
- G. Lot 39 – Items hanging over front railing & broken glass/window
  - Management has reached out to the Homeowners on addressing these items multiple times. As of today nothing has been addressed and the association will start fining the Homeowner.
- H. Driveways and Wooden Walkways: The board has replaced three driveways within the association under protest from a lot of people, and has been approached on addressing another driveway. It was determined after further investigation from speaking with multiple attorneys' and looking over the Reserve Study and speaking with them at length, that it is not the Associations responsibility since it's a Planned Unit Development (PUD). Title ran a search for the Association on deeds that fall within Ridgeline and what title found was back in 1995 Ridgeline HOA deeded back all driveways and walkways to the Homeowners.
- I. Main Storm Drains: The board will be moving forward on getting a few estimates on getting the storm drains cleaned and hopefully on a maintenance plan.

## 5. **New Business: Glenn Davis**

- A. Watering at front entrance: The water company will be adding a meter at one of the two entrances at Ridgeline to water the common areas. We don't have a price yet, but we know it will be at a low rate.
- B. Letter-Madera County Tree Mortality Project: They would like to clean the Easement that runs along Road 222. The county wants permission to clean up any trees/brush/etc. affecting their property. The board will reach out to County regarding this issue.

C. Election Results: Glenn Davis took 67 votes, which was the most for this election; Sue Ridenour received second place with 57 votes; Clyde Shaffer received third place with 43 votes; Larry Capsel received fourth place with 30 votes; Steve Lucas received fifth place with 18 votes; and David Minyard received sixth place with 13 votes. We had a total of 77 ballots returned. With three positions to fill, Glenn Davis, Sue Ridenour, and Clyde Shaffer are the new board members.

**6. Owner Comments/Letters: 3 minutes**

- No comments

**7. Adjournment: Meeting was adjourned at 9:59 AM**

**The next Board Meeting is Saturday, June 09, 2018 at 8:00AM at 50838 Smoketree Trail (Glenn Davis' house).**

**Homeowner's Meeting will be at 9:00 AM**

**Homeowners/Renters Present:**

Glenn & Cindy Davis - #28  
Larry & Trisha Sisk - #18  
Sue Ridenour - #08  
Frank Gaspar - #07  
Clyde Shaffer - #41  
Steve & Laura Lucas - # 19  
Jim Lutter - #43  
Larry Capsel - #37  
Chuck Emrick - #103  
Bob Lindsey - #97  
Bonnie Johnson - #1  
Sam Wise - #106  
Ron Dukat - #33

# AGENDA

Saturday, June 9, 2018

Ridgeline Homeowners Association

Board of Directors Meeting 8:00AM / Homeowners Meeting 9:00AM

1. Welcome: Glenn Davis
  - A. Determination of Quorum
  - B. Proof of Notice or waiver of notice.
2. Reports of Officers
  - A. Reading of minutes of preceding meeting or waiver of reading: Glenn Davis
  - B. Reading of financial report: Larry Sisk/Jarrett Sagouspe
  - C. Late Assessments and Fines report.
3. Reports of Committees:  
**Architectural/Standards & Compliance Committee: Glenn Davis**
  - A. Lot #75 - Update  
**Common Area Committee: Frank Gaspar**
  - A. Grounds Report and Pine Needles
4. Old Business:
  - A. Grant update – Larry Sisk
  - B. Neighborhood Watch
  - C. Main Storm Drains Update
  - D. Driveways and Wooden Walkways (Letter to Homeowners)
5. New Business:
  - A. Watering at front entrances Update
  - B. Homeowner requesting room addition
  - C. Election of Officers
  - D. Removal of trees and bushes on common areas
  - E. Satellite dish Lot #2
6. Owner Comments/Letters: 3 minutes
7. Adjournment

The next Board Meeting is July 14, 2018 at 8AM, Homeowners Meeting is 9AM

**DRAFT**  
**Meeting Minutes**

**Ridgeline Homeowners Association**  
**Board of Directors Meeting**  
**Saturday, June 9, 2018**

**1. Welcome: Glenn Davis, President**

- A. Determination of Quorum: The meeting was called to order at 8:00AM at the home of Glenn Davis (President) at 50838 Smoke Tree Trail. Board members present were Glenn Davis, Larry Sisk, and Clyde Shaffer. Jarrett Sagouspe, property manager, was also in attendance. It was determined that we had a quorum for the meeting. Frank Gaspar and Sue Ridenour were not in attendance.
- B. Proof of Notice or waiver of notice: Proof meeting of notice and meeting agenda was posted on the RHOA website and on the community information board.

**2. Reports of Officers: Glenn Davis, President**

- A. Reading of minutes of preceding meeting: The minutes were revised and were posted prior to meeting. A motion was made by Clyde Shaffer to accept the minutes of the May 12<sup>th</sup> meeting. Larry Sisk seconded the motion. Motion passed to approve the minutes.
- B. Reading of financial report: Jarrett Sagouspe
  - 1. The Profit and Loss Report was provided from May 1<sup>st</sup> to May 31<sup>st</sup>, 2018 (see handout for detail). Total income collected for assessments, late fees, etc. was \$815.30. Total Expenses was \$5,640.51 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for this month was **-\$4,825.21**.
  - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Yosemite Bank CD's, & Chase) totaling **\$241,399.42**.
  - 3. Jarrett Sagouspe passed out a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 4 homeowners with outstanding dues and/or fines).

Note: Notices were sent out on any late assessments and fines.

### 3. Reports of Committees:

#### **Architectural/Standards & Compliance Committee: Glenn Davis**

Lot #75 Update: The board received a call from the County of Madera stating that the homeowner went through the proper channels on pulling a permit to get the dilapidated deck removed. The County did deduct the amount spent on the deck removal from back taxes owed to the County. The homeowner still owes \$11,476.00 to the County, which would need to be paid off by November of 2018. If not paid by this date, the County will file a notice of default against the property, which could lead to the homeowner losing the home to the County.

#### **Common Area Committee: Frank Gaspar**

##### A. Grounds Report and Pine Needles:

- Ranger Maintenance has been cleaning up the common areas for the past few weeks, they still have some areas to hit before completion. Overall the board has received wonderful compliments from homeowners regarding Ranger Maintenance.
- Please talk with your neighbors about cleaning the pine needles off of their roofs. If any homeowner has more than a 5 gallon bucket worth of pine needles they could be subjected to fines by CAL Fire, who sporadically patrols RHOA. This item will need to be addressed by July 2018.

### 4. Old Business: Glenn Davis

##### A. Grant Update:

Ridgeline was rewarded a \$30,000 grant for fuel reduction work in Eastern Madera County; Justine with Yosemite/Sequoia RC&D Council will submit Ridgeline Homes as one of the potential projects.

We would be funded for fuel reduction activities such as: dead tree felling and removal, fuel break maintenance, and brushing and chipping around homes, critical infrastructure, and community resources. It would have to be within 1000 feet of a PG&E infrastructure but this includes power lines. Furthermore, the project must be completed by October 31, 2018.

Larry Sisk went around the association and took picture of trees that need addressing, majority of the trees were on the outside of association.

##### B. Neighborhood Watch: Nothing new to report, everything has been calm and quiet.

##### C. Main Storm Drains: Tabled for a future meeting.

D. Driveways and Wooden Walkways: It was determined, after further investigation with multiple attorneys' and reviewing the Reserve Study, it is not the Association's responsibility to maintain driveways and wooden walkways since they are a Planned Unit Development (PUD). Title ran a search for the Association on deeds that fall within Ridgeline Homes and it was discovered that in 1995 Ridgeline HOA deeded back all driveways and walkways to the Homeowners.

- A Notice Letter will go out with 3<sup>rd</sup> Quarter Assessments with explanation.

#### 5. **New Business: Glenn Davis**

A. Watering at front entrance: Tabled for a future meeting.

B. Homeowner requesting room addition: The board has approved the addition and the homeowner was notified.

C. Election of Officers: Tabled for a future meeting.

D. Removal of trees and bushes on common areas: Please get authorization from board before any removal of any vegetation.

E. Satellite Dish Lot #2: This Satellite dish was installed on common ground and the homeowner/tenant never received approval from the Architectural Committee. A Notice will be sent out to homeowner.

#### 6. **Owner Comments/Letters: 3 minutes**

- Fire Pits: The Board of Directors for Ridgeline Homeowners Association asks that ***all homeowners refrain from burning any type of campfire or pit fires on their property***, especially wooden decks, from now through October.
- Homeowners need to educate anyone staying within their home about the rules and regulations.
- Please park within your designated parking spot; don't park within someone else's spot.
- Please be careful for mountain lions within the Bass Lake area.
- Larry stated that his neighbors cleaned up broken window glass at the property next to them. Management has requested that the homeowner take care of this issue for the past couple months. The neighboring homeowner will be planting shrubs to block their view of that home.
- With Memorial Day weekend behind us, there was a lot of partying going on and a lot of noise. Please respect your neighbors.

- Jim stated that he will be removing a small tree from his property today.
- Robert asked for clarification on the Driveway and Wooden Walkways topic.

**7. Adjournment: Meeting was adjourned at 9:56 AM**

**The next Board Meeting is Saturday, July 14, 2018 at 8:00AM at 50838 Smoketree Trail (Glenn Davis' house).**

**Homeowner's Meeting will be at 9:00 AM**

**Homeowners/Renters Present:**

Glenn & Cindy Davis - #28

Larry & Trisha Sisk - #18

Clyde Shaffer - #41

Chuck Emrick - #103

Robert Curran - #99

Jon & Carole Smoot - #36

Jim Parsley - #25

Art Arreola - #26

Larry Capsel - #37

# FINAL Meeting Minutes

## Ridgeline Homeowners Association Board of Directors Meeting Saturday, June 9, 2018

### 1. Welcome: Glenn Davis, President

- A. Determination of Quorum: The meeting was called to order at 8:00AM at the home of Glenn Davis (President) at 50838 Smoke Tree Trail. Board members present were Glenn Davis, Larry Sisk, and Clyde Shaffer. Jarrett Sagouspe, property manager, was also in attendance. It was determined that we had a quorum for the meeting. Frank Gaspar and Sue Ridenour were not in attendance.
- B. Proof of Notice or waiver of notice: Proof meeting of notice and meeting agenda was posted on the RHOA website and on the community information board.

### 2. Reports of Officers: Glenn Davis, President

- A. Reading of minutes of preceding meeting: The minutes were revised and were posted prior to meeting. A motion was made by Clyde Shaffer to accept the minutes of the May 12<sup>th</sup> meeting. Larry Sisk seconded the motion. Motion passed to approve the minutes.
- B. Reading of financial report: Larry Sisk and Jarrett Sagouspe
  - 1. The Profit and Loss Report was provided from May 1<sup>st</sup> to May 31<sup>st</sup>, 2018 (see handout for detail). Total income collected for assessments, late fees, etc. was \$815.30. Total Expenses was \$5,640.51 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for this month was **-\$4,825.21**.
  - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Yosemite Bank CD's, & Chase) totaling **\$241,399.42**.
  - 3. Jarrett Sagouspe passed out a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 4 homeowners with outstanding dues and/or fines).

Note: Notices were sent out on any late assessments and fines.

### 3. Reports of Committees:

#### **Architectural/Standards & Compliance Committee: Glenn Davis**

Lot #75 Update: The board received a call from the County of Madera stating that the homeowner went through the proper channels on pulling a permit to get the dilapidated deck removed. The County did deduct the amount spent on the deck removal from back taxes owed to the County. The homeowner still owes \$11,476.00 to the County, which would need to be paid off by November of 2018. If not paid by this date, the County will file a notice of default against the property, which could lead to the homeowner losing the home to the County.

#### **Common Area Committee: Frank Gaspar**

##### A. Grounds Report and Pine Needles:

- Ranger Maintenance has been cleaning up the common areas for the past few weeks, they still have some areas to hit before completion. Overall the board has received wonderful compliments from homeowners regarding Ranger Maintenance.
- Please talk with your neighbors about cleaning the pine needles off of their roofs. If any homeowner has more than a 5 gallon bucket worth of pine needles they could be subjected to fines by CAL Fire, who sporadically patrols RHOA. This item will need to be addressed by July 2018.

### 4. Old Business: Glenn Davis

##### A. Grant Update:

Ridgeline was rewarded a \$30,000 grant for fuel reduction work in Eastern Madera County; Justine with Yosemite/Sequoia RC&D Council will submit Ridgeline Homes as one of the potential projects.

We would be funded for fuel reduction activities such as: dead tree felling and removal, fuel break maintenance, and brushing and chipping around homes, critical infrastructure, and community resources. It would have to be within 1000 feet of a PG&E infrastructure but this includes power lines. Furthermore, the project must be completed by October 31, 2018.

Larry Sisk went around the association and took picture of trees that need addressing, majority of the trees were on the outside of association.

##### B. Neighborhood Watch: Nothing new to report, everything has been calm and quiet.

##### C. Main Storm Drains: Tabled for a future meeting.

D. Driveways and Wooden Walkways: It was determined, after further investigation with multiple attorneys' and reviewing the Reserve Study, it is not the Association's responsibility to maintain driveways and wooden walkways since they are a Planned Unit Development (PUD). Title ran a search for the Association on deeds that fall within Ridgeline Homes and it was discovered that in 1995 Ridgeline HOA deeded back all driveways and walkways to the Homeowners.

- A Notice Letter will go out with 3<sup>rd</sup> Quarter Assessments with explanation.

## 5. New Business: Glenn Davis

A. Watering at front entrance: Tabled for a future meeting.

B. Homeowner requesting room addition: The board has approved the addition and the homeowner was notified.

C. Election of Officers: Tabled for a future meeting.

D. Removal of trees and bushes on common areas: Please get authorization from board before any removal of any vegetation.

E. Satellite Dish Lot #2: This Satellite dish was installed on common ground and the homeowner/tenant never received approval from the Architectural Committee. A Notice will be sent out to homeowner.

## 6. Owner Comments/Letters: 3 minutes

- Fire Pits: The Board of Directors for Ridgeline Homeowners Association asks that ***all homeowners refrain from burning any type of campfire or pit fires on their property***, especially wooden decks, from now through October.
- Homeowners need to educate anyone staying within their home about the rules and regulations.
- Please park within your designated parking spot; don't park within someone else's spot.
- Please be careful for mountain lions within the Bass Lake area.
- Larry stated that his neighbors cleaned up broken window glass at the property next to them. Management has requested that the homeowner take care of this issue for the past couple months. The neighboring homeowner will be planting shrubs to block their view of that home.
- With Memorial Day weekend behind us, there was a lot of partying going on and a lot of noise. Please respect your neighbors.

- Jim stated that he will be removing a small tree from his property today.
- Robert asked for clarification on the Driveway and Wooden Walkways topic.

**7. Adjournment: Meeting was adjourned at 9:56 AM**

**The next Board Meeting is Saturday, July 14, 2018 at 8:00AM at 50838 Smoketree Trail (Glenn Davis' house).**

**Homeowner's Meeting will be at 9:00 AM**

**Homeowners/Renters Present:**

Glenn & Cindy Davis - #28

Larry & Trisha Sisk - #18

Clyde Shaffer - #41

Chuck Emrick - #103

Robert Curran - #99

Jon & Carole Smoot - #36

Jim Parsley - #25

Art Arreola - #26

Larry Capsel - #37

# AGENDA

Saturday, July 14, 2018

Ridgeline Homeowners Association  
Board of Directors Meeting 8:00 a.m. / Homeowners Meeting 9:00 a.m.

1. Welcome: Glenn Davis
  - A. Determination of Quorum
  - B. Proof of Notice or waiver of notice.
  
2. Reports of Officers:
  - A. Reading of minutes of preceding meeting or waiver of reading: Glenn Davis
  - B. Reading of financial report: Larry Sisk/Jarrett Sagouspe
  - C. Late Assessments and Fines report.
  
3. Reports of Committees:  
**Architectural/Standards & Compliance Committee: Glenn Davis**  
**Common Area Committee: Frank Gaspar**
  - A. Grounds Report
  
4. Old Business:
  - A. Grant update – Larry Sisk
  - B. Neighborhood Watch
  - C. Main Storm Drains Update
  - D. Letter out on Open Fires on Decks
  - E. Removal of trees and bushes on common areas.
  
5. New Business:
  - A. Watering at front entrances Update
  - B. Election of Officers
  - C. Removal of Pine Needles off Roofs and Decks
  - D. Parking, number of vehicles per house & makeshift covers on vehicles.
  - E. BBQ
  - F. Homeowner and Common Area clean up.
  
6. Owner Comments/Letters: 3 minutes
  
7. Adjournment

The next Board Meeting is August 11, 2018 at 8 a.m. and Homeowners Meeting is 9 a.m.

# FINAL Meeting Minutes

## Ridgeline Homeowners Association Board of Directors Meeting Saturday, July 14, 2018

### 1. Welcome: Glenn Davis, President

- A. Determination of Quorum: The meeting was called to order at 8:00AM at the home of Glenn Davis (President) at 50838 Smoke Tree Trail. Board members present were Glenn Davis, Larry Sisk, and Frank Gaspar. Jarrett Sagouspe, property manager, was also in attendance. It was determined that we had a quorum for the meeting. Clyde Shaffer and Sue Ridenour were not in attendance.
- B. Proof of Notice or waiver of notice: Proof meeting of notice and meeting agenda was posted on the RHOA website and on the community information board.

### 2. Reports of Officers: Glenn Davis, President

- A. Reading of minutes of preceding meeting: The minutes were revised and were posted prior to meeting. A motion was made by Larry Sisk to accept the minutes of the June 9<sup>th</sup> meeting. Frank Gaspar seconded the motion. Motion passed to approve the minutes.
- B. Reading of financial report: Larry Sisk and Jarrett Sagouspe
  - 1. The Profit and Loss Report was provided from June 1<sup>st</sup> to June 31<sup>st</sup>, 2018 (see handout for detail). Total income collected for assessments, late fees, etc. was \$673.57. Total Expenses was \$5,661.98 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for this month was **-\$4,988.41**.
  - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Yosemite Bank CD's, & Chase) totaling **\$263,759.41**.
  - 3. Jarrett Sagouspe passed out a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 4 homeowners with outstanding dues and/or fines).

Note: Notices were sent out on any late assessments and fines.

### 3. Reports of Committees:

#### **Architectural/Standards & Compliance Committee: Glenn Davis**

Nothing to report.

#### **Common Area Committee: Frank Gaspar**

##### A. Grounds Report and Pine Needles:

- Ranger Maintenance has been cleaning up the common areas for weeks and things are looking really great. Overall the board has received wonderful compliments from homeowners regarding Ranger Maintenance.
- Please talk with your neighbors about cleaning the pine needles off of their roofs. If any homeowner has more than a 5 gallon bucket worth of pine needles they could be subjected to fines by CAL Fire, who sporadically patrols RHOA.

### 4. Old Business: Glenn Davis

##### A. Grant Update:

Ridgeline was rewarded a \$30,000 grant for fuel reduction work in Eastern Madera County; Justine with Yosemite/Sequoia RC&D Council will submit Ridgeline Homes as one of the potential projects.

We would be funded for fuel reduction activities such as: dead tree felling and removal, fuel break maintenance, and brushing and chipping around homes, critical infrastructure, and community resources. It would have to be within 1000 feet of a PG&E infrastructure but this includes power lines. Furthermore, the project must be completed by October 31, 2018.

Larry Sisk stated that the \$30,000 grant should be in very soon (2 weeks).

- B. Neighborhood Watch: Nothing new to report, everything has been calm and quiet.
- C. Main Storm Drains: Jarrett will be reaching out to Big Bore Drilling to get a quote on addressing the storm drains throughout Ridgeline.
- D. Letter out on open fires on decks: A letter was sent out to all Homeowners within Ridgeline.
- E. Removal of trees and bushes on common areas: Please ask before you remove any trees or bushes, it could potentially be on common ground.

**5. New Business: Glenn Davis**

- A. Watering at front entrance: Jarrett received a call from Bass Lake Water and was told that by our 2<sup>nd</sup> Entrance we would need to connect to their line to water the front entrance area. This will cost RHOA \$3,000 for the connection. The board will be looking at different avenues to resolve this issue.
- B. Election of Officers: The officer positions for RHOA will remain the same.
- C. Removal of pine needles off roofs and decks: All Homeowners are responsible to dispose of any and all pine needles. Please don't leave piles of pine needles for the Gardener to pick up, this is not his job.

Note: The Board reached out to the Gardener and told him not to pick up any piles of pine needles anymore.

- D. Parking, number of vehicles per house & makeshift covers on vehicles:
  - The single gentleman with five vehicles did get all tags current and removed the makeshift covers on his vehicles.
  - Unfortunately during the 4<sup>th</sup> of July weekend there was no guest parking available for homeowners visiting. The Board wants to revisit the CC&R's to limit people from having a lot of vehicles.
- E. BBQ: The Barbeque has been set for September 29<sup>th</sup>, 2018.

Note: September and Octobers meeting will be held on September 29<sup>th</sup>, 2018.

- F. Homeowner and common area clean up

**6. Owner Comments/Letters: 3 minutes**

- Larry asked if the board is accepting the color Grey for exterior paint.

**7. Adjournment: Meeting was adjourned at 10:02 AM**

**The next Board Meeting is Saturday, August 11, 2018 at 8:00AM at 50838 Smoketree Trail (Glenn Davis' house).**

**Homeowner's Meeting will be at 9:00 AM**

**Homeowners/Renters Present:**

- |                           |                         |                               |
|---------------------------|-------------------------|-------------------------------|
| Glenn & Cindy Davis - #28 | Robert Curran - #99     | Liz Fisher & Ron Murray - #42 |
| Frank Gaspar - #07        | Wally Vahlstrom - #38   |                               |
| Larry & Trisha Sisk - #18 | Kathy Meredith - #21/91 |                               |
| Chuck Emrick - #103       | Larry Capsel - #37      |                               |

**DRAFT**  
**Meeting Minutes**

Ridgeline Homeowners Association  
Board of Directors Meeting  
Saturday, August 11, 2018

**1. Welcome: Glenn Davis, President**

- A. Determination of Quorum: The meeting was called to order at 8:00 a.m. at the home of Glenn Davis (President) at 50838 Smoke Tree Trail. Board members present were Glenn Davis, Clyde Shaffer, Sue Ridenour, and Frank Gaspar. It was determined that we had a quorum for the meeting. Larry Sisk, Treasurer and Jarrett Sagouspe, property manager, were not in attendance. Cindy Davis took the minutes for Jarrett Sagouspe.
- B. Proof of Notice or waiver of notice: Proof of meeting notice and meeting agenda was posted on the RHOA website and on the community information board.

**2. Report of Officers: Glenn Davis, President**

- A. Reading of minutes of preceding meeting. A motion was made by Frank Gaspar to accept the minutes of the July 14<sup>th</sup> meeting. Sue Ridenour seconded the motion. Motion passed to approve the minutes.
- B. Reading of financial report: Cindy Davis
  - 1. The Profit and Loss Report from July 1<sup>st</sup> to July 31<sup>st</sup>, 2018 was reported as: Total income collected for assessments, late fees, etc. was \$27,608.91. Total expenses was \$5,514.85. Net income for this month was **\$22,094.06**. Year-to-date Income (January 1<sup>st</sup> to August 5<sup>th</sup>, 2018) was reported as: Total income collected was \$84,252.33. Total expenses was \$41,507.19. Net Income for the year was **\$42,745.14**.
  - 2. Jarrett Sagouspe relayed to Glenn Davis that Ridgeline Homeowners Association has 4 homeowners with outstanding dues and/or fines.

**3. Report of Committees:**

**Architectural/Standards & Compliance Committee: Glenn Davis**

- 1. Lot 16: Tree roots are causing the steps going down to the house to raise up causing a hazard.
- 2. Lot 111: Retaining wall in front of the property (on common ground) needs to be replaced by the Association. Retaining walls on both sides of the property (are NOT on common ground), so it will be the homeowners responsibility to replace them.  
Also homeowner did some work on their property and it did damage to Lot 112. Board has made the decision that this problem is to be worked out between both homeowners.

**Common Area Committee:** Frank Gaspar

- A. Tree in RV Lot needs to be trimmed up.
- B. The mailboxes need to be repaired/painted or replaced. The Board will check into this with the U.S. Post Office.

4. **Old Business:** Glenn Davis

- A. Grant Update: Larry Sisk, Glenn Davis and Frank Gaspar met with Justine (Yosemite/Sequoia RC & D Council) on Wednesday, August 8<sup>th</sup> at our complex to review all trees that need to be taken out. All work must be completed by October 31, 2018.
- B. Glenn reminded all homeowners that if they do any work on their property, they **must** clean up after themselves (not leaving any piles of pine needles or cuttings) on their property for other people to pick up. This is a fire hazard.
- C. The BBQ will be on September 29, 2018 at noon. Flyers will be mailed out. The meat and beverages will be provided by the Homeowners Association. Everyone attending can bring a side dish or dessert.
- D. Board discussed putting in new water meters at the front entrances. We got a quote of \$3,000.00 per meter. Jarrett will contact Bass Lake Water to get more information regarding monthly fees etc. and then Board will decide if this is feasible or look into other alternatives.
- E. Due to homeowner complaints, the Board has looked into problems with certain homeowners taking too many parking spaces. In the CC&R's, it states that each homeowner has one carport and one open space (unless homeowner has a garage, then they do not have a carport). Jarrett will send homeowner a notice that he needs to remove excess cars.

5. **New Business:** Glenn Davis

- A. Reminded all homeowners that all boats and trailers need to be taken off of common area by October 1, 2018.
- B. Our groundskeepers will be painting the curbs and railings shortly.

6. **Owner Comments/Letters:**

- A. Larry Capsel commented on Lot 39 and the many problems that the neighbors are having with the people living there regarding junk/trash left on the front patio, broken glass on ground, cars constantly coming and going, sheriff being called and garbage left on street. Jarrett has contacted owner and is following up with a letter stating owner has 5 days to get property cleaned up or they will be assessed a daily fine until the property has been cleaned up.
- B. Larry Capsel also commented that black car in front of Lot 10 has expired tags. Jarrett will contact owner to put updated tags on car by the end of the month, or we will have car towed per CC&R's.

**7. Adjournment: Meeting was adjourned at 10:01 a.m.**

**The next Board Meeting is Saturday, September 29<sup>th</sup>, 2018 at 8 a.m. at 50838 Smoketree Trail (Glenn Davis' house).**

**Homeowner's Meeting will be at 9:00 a.m.**

**NOTE: THERE WILL BE NO MEETING ON SEPTEMBER 8TH (the second Saturday) OR IN OCTOBER DUE TO THE MEETING BEING MOVED TO SEPTEMBER 29TH.**

**Homeowners/Renters Present:**

Glenn & Cindy Davis - #28  
Frank Gaspar - #07  
Sue Ridenour - #08  
Clyde Shaffer - #41  
Bob Lindsey - #97

Jim Lutter #43  
Robert Curran - #99  
Chuck Emrick - #103  
Larry Capsel - #37

FINAL  
Meeting Minutes

Ridgeline Homeowners Association  
Board of Directors Meeting  
Saturday, August 11, 2018

**1. Welcome: Glenn Davis, President**

- A. Determination of Quorum: The meeting was called to order at 8:00 a.m. at the home of Glenn Davis (President) at 50838 Smoke Tree Trail. Board members present were Glenn Davis, Clyde Shaffer, Sue Ridenour, and Frank Gaspar. It was determined that we had a quorum for the meeting. Larry Sisk, Treasurer and Jarrett Sagouspe, property manager, were not in attendance. Cindy Davis took the minutes for Jarrett Sagouspe.
- B. Proof of Notice or waiver of notice: Proof of meeting notice and meeting agenda was posted on the RHOA website and on the community information board.

**2. Report of Officers: Glenn Davis, President**

- A. Reading of minutes of preceding meeting. A motion was made by Frank Gaspar to accept the minutes of the July 14<sup>th</sup> meeting. Sue Ridenour seconded the motion. Motion passed to approve the minutes.
- B. Reading of financial report: Cindy Davis
  - 1. The Profit and Loss Report from July 1<sup>st</sup> to July 31<sup>st</sup>, 2018 was reported as: Total income collected for assessments, late fees, etc. was \$27,608.91. Total expenses was \$5,514.85. Net income for this month was **\$22,094.06**.  
Year-to-date Income (January 1<sup>st</sup> to August 5<sup>th</sup>, 2018) was reported as: Total income collected was \$84,252.33. Total expenses was \$41,507.19. Net Income for the year was **\$42,745.14**.
  - 2. Jarrett Sagouspe relayed to Glenn Davis that Ridgeline Homeowners Association has 4 homeowners with outstanding dues and/or fines.

**3. Report of Committees:**

**Architectural/Standards & Compliance Committee: Glenn Davis**

- 1. Lot 16: Tree roots are causing the steps going down to the house to raise up causing a hazard.
- 2. Lot 111: Retaining wall in front of the property (on common ground) needs to be replaced by the Association. Retaining walls on both sides of the property (are NOT on common ground), so it will be the homeowners responsibility to replace them.  
Also homeowner did some work on their property and it did damage to Lot 112. Board has made the decision that this problem is to be worked out between both homeowners.

**Common Area Committee:** Frank Gaspar

- A. Tree in RV Lot needs to be trimmed up.
- B. The mailboxes need to be repaired/painted or replaced. The Board will check into this with the U.S. Post Office.

4. **Old Business:** Glenn Davis

- A. Grant Update: Larry Sisk, Glenn Davis and Frank Gaspar met with Justine (Yosemite/Sequoia RC & D Council) on Wednesday, August 8<sup>th</sup> at our complex to review all trees that need to be taken out. All work must be completed by October 31, 2018.

B. Glenn reminded all homeowners that if they do any work on their property, they **must** clean up after themselves (not leaving any piles of pine needles or cuttings) on their property for other people to pick up. This is a fire hazard.

- C. The BBQ will be on September 29, 2018 at noon. Flyers will be mailed out. The meat and beverages will be provided by the Homeowners Association. Everyone attending can bring a side dish or dessert.

- D. Board discussed putting in new water meters at the front entrances. We got a quote of \$3,000.00 per meter. Jarrett will contact Bass Lake Water to get more information regarding monthly fees etc. and then Board will decide if this is feasible or look into other alternatives.

- E. Due to homeowner complaints, the Board has looked into problems with certain homeowners taking too many parking spaces. In the CC&R's, it states that each homeowner has one carport and one open space (unless homeowner has a garage, then they do not have a carport). Jarrett will send homeowner a notice that he needs to remove excess cars.

5. **New Business:** Glenn Davis

- A. Reminded all homeowners that all boats and trailers need to be taken off of common area by October 1, 2018.

- B. Our groundskeepers will be painting the curbs and railings shortly.

6. **Owner Comments/Letters:**

- A. Larry Capsel commented on Lot 39 and the many problems that the neighbors are having with the people living there regarding junk/trash left on the front patio, broken glass on ground, cars constantly coming and going, sheriff being called and garbage left on street. Jarrett has contacted owner and is following up with a letter stating owner has 5 days to get property cleaned up or they will be assessed a daily fine until the property has been cleaned up.

- B. Larry Capsel also commented that black car in front of Lot 10 has expired tags. Jarrett will contact owner to put updated tags on car by the end of the month, or we will have car towed per CC&R's.

**7. Adjournment: Meeting was adjourned at 10:01 a.m.**

**The next Board Meeting is Saturday, September 29<sup>th</sup>, 2018 at 8 a.m. at 50838 Smoketree Trail (Glenn Davis' house).**

**Homeowner's Meeting will be at 9:00 a.m.**

**NOTE: THERE WILL BE NO MEETING ON SEPTEMBER 8TH (the second Saturday) OR IN OCTOBER DUE TO THE MEETING BEING MOVED TO SEPTEMBER 29TH.**

**Homeowners/Renters Present:**

Glenn & Cindy Davis - #28

Frank Gaspar - #07

Sue Ridenour - #08

Clyde Shaffer - #41

Bob Lindsey - #97

Jim Lutter #43

Robert Curran - #99

Chuck Emrick - #103

Larry Capsel - #37

# AGENDA

Saturday, September 29, 2018

Ridgeline Homeowners Association  
Board of Directors Meeting 8:00 a.m. / Homeowners Meeting 9:00 a.m.

1. Welcome: Glenn Davis
  - A. Determination of Quorum
  - B. Proof of Notice or waiver of notice.
2. Reports of Officers
  - A. Reading of minutes of preceding meeting or waiver of reading: Glenn Davis
  - B. Reading of financial report: Larry Sisk/Jarrett Sagouspe
  - C. Late Assessments and Fines report.
3. Reports of Committees:  
**Architectural/Standards & Compliance Committee: Glenn Davis**  
**Common Area Committee: Frank Gaspar**
  - A. Grounds Report
4. Old Business:
  - A. Grant update – Larry Sisk
  - B. Neighborhood Watch
  - C. Main Storm Drains Update
  - D. Painting curbs and rails - update
  - E. BBQ: 9-29-18 (today)
  - F. Reminder: Boats and trailers off of carports and open spaces by 10-1-18.
  - G. Watering at front entrances – update.
5. New Business:
  - A. Parking policy and Rental policy
  - B. Inspections
  - C. Budget
6. Owner Comments/Letters: 3 minutes
7. Adjournment

NOTE: The next Board Meeting is November 19, 2018 at 8 a.m. and Homeowners Meeting is 9 a.m.

PLEASE NOTE: THERE WILL BE NO MEETING IN DECEMBER.

**DRAFT**  
**Meeting Minutes**

**Ridgeline Homeowners Association**  
**Board of Directors Meeting**  
**Saturday, September 29, 2018**

**1. Welcome: Glenn Davis, President**

- A. Determination of Quorum: The meeting was called to order at 8:00AM at the home of Glenn Davis (President) at 50838 Smoke Tree Trail. Board members present were Glenn Davis, Larry Sisk, Sue Ridenour, Clyde Shaffer, and Frank Gaspar. Jarrett Sagouspe, property manager, was also in attendance. It was determined that we had a quorum for the meeting.
- B. Proof of Notice or waiver of notice: Proof meeting of notice and meeting agenda was posted on the RHOA website and on the community information board.

**2. Reports of Officers: Glenn Davis, President**

- A. Reading of minutes of preceding meeting: The minutes were revised and were posted prior to meeting. A motion was made by Clyde Shaffer to accept the minutes of the August 11<sup>th</sup> meeting. Frank Gaspar seconded the motion. Motion passed to approve the minutes.
- B. Reading of financial report: Larry Sisk
  - 1. The Profit and Loss Report was provided from August 31<sup>st</sup> to September 28<sup>th</sup>, 2018 (see handout for detail). Total income collected for assessments, late fees, etc. was \$530.12. Total Expenses was \$6,065.24 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for this month was **-\$5,535.12**. Net income for the year was **\$33,053.97**.
  - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Yosemite Bank CD's, & Chase) totaling **\$245,451.21**.
  - 3. Jarrett Sagouspe passed out a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 10 homeowners with outstanding dues and/or fines).

Note: Notices were sent out on any late assessments and fines.

### 3. Reports of Committees:

#### **Architectural/Standards & Compliance Committee: Glenn Davis**

Nothing to report.

#### **Common Area Committee: Frank Gaspar**

##### A. Grounds Report:

- Ranger Maintenance has done a great job of cleaning the common areas; things are looking really great throughout Ridgeline. Frank walks the grounds with the gardening service on a regular basis. Overall the board has received wonderful compliments from homeowners regarding Ranger Maintenance.
- Please talk with your neighbors about cleaning the pine needles off of their roofs. If any homeowner has more than a 5 gallon bucket worth of pine needles they could be subjected to fines by CAL Fire, who sporadically patrols RHOA.

### 4. Old Business: Glenn Davis

##### A. Grant Update:

By now everyone should be aware that Ridgeline was rewarded a \$30,000 grant for fuel reduction work in Eastern Madera County; Justine with Yosemite/Sequoia RC&D Council will submit Ridgeline Homes as one of the potential projects.

We would be funded for fuel reduction activities such as: dead tree felling and removal, fuel break maintenance, and brushing and chipping around homes, critical infrastructure, and community resources. It would have to be within 100 feet of a PG&E infrastructure but this includes power lines. Furthermore, the project must be completed by October 31, 2018.

B. Neighborhood Watch: Nothing new to report, everything has been calm and quiet.

C. Main Storm Drains: Jarrett reached out to Big Bore Drilling and Ranger Maintenance to get a quote on addressing the storm drains throughout Ridgeline. The board approved the quote with Ranger Maintenance; this work will be completed prior to winter of 2018.

D. Painting curbs and rails: Majority of the curbs have been painted (Red) and have one or two locations left before completion. They have not started on the rails, but will very soon.

E. BBQ 9/29/18 (Today)

F. Reminder: Boats and trailers off of carports and open spaces by Monday October 1<sup>st</sup>, 2018.

- G. Watering at front entrances (Update): Still waiting for an update from Bass Lake water regarding this issue. The board is looking at other avenues on getting around paying the large connection cost and having a recurring service bill each month.

**5. New Business: Glenn Davis**

- A. Parking policy and Rental policy: Tabled (Special Meeting)
- B. Inspections: Friday September 28<sup>th</sup>, 2018 Glenn, Clyde, and Jarrett went around and inspected all of Ridgeline (114 homes). Out of 114 homes, 39 properties were in violation this year. Out of those 39 properties, 15 homes were repeats from the 2017 inspections.
- C. Budget: Larry and Jarrett will be sitting down to discuss the budget and input additional items to cover items like asphalt, retaining walls, etc. By November the board will have a better understanding if the quarterly assessments should increase or not.

**6. Owner Comments/Letters: 3 minutes**

- CalFire came out to inspect and out of 114 homes, 19 didn't pass.
- Homeowners had some concerns about the rental property on Smoke Tree Trail.

**7. Adjournment: Meeting was adjourned at 11:01 AM**

**The next Board Meeting is Saturday, November 10, 2018 at 8:00AM at 50838 Smoketree Trail (Glenn Davis' house).**

**Homeowner's Meeting will be at 9:00 AM**

**Homeowners/Renters Present:**

Glenn & Cindy Davis - #28  
Bob Lindsey - #97  
David Minyard - #15  
Frank Gaspar - #07  
Ron Dukat - #33  
Colleen Gregg - #70  
Larry & Trisha Sisk - #18  
Jon & Carole Smoot - #36  
Clyde Shaffer - #41  
Chuck & Diane Emrick - #103  
Larry Capsel - #37  
Sue Ridenour - #08

# AGENDA

Saturday, November 10, 2018

Ridgeline Homeowners Association  
Board of Directors Meeting 8:00 a.m. / Homeowners Meeting 9:00 a.m.

1. Welcome: Glenn Davis:
  - A. Determination of Quorum
  - B. Proof of Notice or waiver of notice.
2. Reports of Officers:
  - A. Reading of minutes of preceding meeting or waiver of reading: Glenn Davis
  - B. Reading of financial report: Larry Sisk/Jarrett Sagouspe
  - C. Late Assessments and Fines report.
3. Reports of Committees:

**Architectural/Standards & Compliance Committee: Glenn Davis**

**Common Area Committee: Frank Gaspar**

  - A. Grounds Report
4. Old Business:
  - A. Grant update – Larry Sisk and Justine Reynolds
  - B. Neighborhood Watch
  - C. Main Storm Drains Update
  - D. Inspections - update
  - E. Budget
  - F. New Fine and Parking Policies
5. New Business:
  - A. Sand Barrels
6. Owner Comments/Letters: 3 minutes
7. Adjournment

NOTE: The next Board Meeting is January 12, 2019 at 8 a.m. Homeowners Meeting is 9 a.m.

**PLEASE NOTE: THERE WILL BE NO MEETING IN DECEMBER.**

**DRAFT**  
**Meeting Minutes**

**Ridgeline Homeowners Association**  
**Board of Directors Meeting**  
**Saturday, November 10, 2018**

**1. Welcome: Glenn Davis, President**

- A. Determination of Quorum: The meeting was called to order at 8:05AM at the home of Glenn Davis (President) at 50838 Smoke Tree Trail. Board members present were Glenn Davis, Larry Sisk, Sue Ridenour, and Frank Gaspar. Jarrett Sagouspe, property manager, was also in attendance. It was determined that we had a quorum for the meeting. Clyde Shaffer was not in attendance.
- B. Proof of Notice or waiver of notice: Proof meeting of notice and meeting agenda was posted on the RHOA website and on the community information board.

**2. Reports of Officers: Glenn Davis, President**

- A. Reading of minutes of preceding meeting: The minutes were revised and were posted prior to meeting. A motion was made by Larry Sisk to accept the minutes of the September 29<sup>th</sup> meeting. Sue Ridenour seconded the motion. Motion passed to approve the minutes.
- B. Reading of financial report: Larry Sisk
  - 1. The Profit and Loss Report was provided from October 1<sup>st</sup> to October 31<sup>st</sup>, 2018 (see handout for detail). Total income collected for assessments, late fees, etc. was \$29,434.91. Total Expenses was \$6,750.26 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for this month was \$22,684.65. Net income for the year was **\$31,125.88**.
  - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Yosemite Bank CD's, & Chase) totaling **\$261,883.67**.
  - 3. Jarrett Sagouspe passed out a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 7 homeowners with outstanding dues and/or fines).
- C. Late Assessments and Fines: Notices were sent out on any late assessments and fines.

### 3. Reports of Committees:

#### **Architectural/Standards & Compliance Committee: Glenn Davis**

Numerous homeowners have requested for the board to remove their fines that were given due to not being in compliance with their Annual Inspections. The board has denied their request.

#### **Common Area Committee: Frank Gaspar**

##### A. Grounds Report:

- Ranger Maintenance has done a great job of cleaning the common areas; leaves and branches are starting to fall throughout Ridgeline, which Ranger Maintenance will be addressing before winter. Frank walks the grounds with the gardening service on a regular basis. Overall the board has received wonderful compliments from homeowners regarding Ranger Maintenance.
- Please talk with your neighbors about cleaning the pine needles off of their roofs. If any homeowner has more than a 5 gallon bucket worth of pine needles they could be subjected to fines by CAL Fire, who sporadically patrols RHOA.

### 4. Old Business: Glenn Davis

##### A. Grant Update:

By now everyone should be aware that Ridgeline was awarded a \$30,000 grant for fuel reduction works in Eastern Madera County; we were funded for fuel reduction activities such as: dead tree felling and removal, fuel break maintenance, and brushing and chipping around homes, critical infrastructure, and community resources. It was within 100 feet of a PG&E infrastructure but this includes power lines. Furthermore, the project was completed on October 31, 2018. 400 trees were dropped.

B. Neighborhood Watch: Nothing new to report, everything has been calm and quiet.

C. Main Storm Drains: Ranger Maintenance has completed any and all work to the storm drains. The lines are ready for the winter.

D. Inspections: We will need to update the pre-existing form to make it easier to read and to add new violation columns.

E. Budget: The board approved the budget for 2019, which will be going out soon. The board is looking into raising the association dues an additional \$30 a quarter.

F. New Fine and Parking Policies: Updated policies will be going out with the next quarter mailings. Please review once received!

**5. New Business: Glenn Davis**

- A. Sand Barrels: Ranger Maintenance will be putting out sand barrels in the beginning of December.

**6. Owner Comments/Letters: 3 minutes**

- There is a cat problem up on Foxboro that needs addressing.
- Please be cautious, a Kirby vacuum company is trying to gain access into homes within Ridgeline.
- A limb needs cutting off a large oak tree between Big Pine Trail & Smoke Tree Trail

**7. Adjournment: Meeting was adjourned at 10:23 AM**

**The next Board Meeting is Saturday, January 12, 2019 at 8:00AM at 50838 Smoketree Trail (Glenn Davis' house).**

**Homeowner's Meeting will be at 9:00 AM**

**Homeowners/Renters Present:**

Glenn & Cindy Davis - #28  
Jim Lutter - #43  
David Minyard - #15  
Frank Gaspar - #07  
Jim & Ruth Graf - #56  
Sam Wise - #106  
Larry & Trisha Sisk - #18  
Jon & Carole Smoot - #36  
Chuck Emrick - #103  
Sue Ridenour - #08  
Liz Fisher & Ron Murray - #42