

FINAL Meeting Minutes

Ridgeline Homeowners Association Board of Directors Meeting Saturday, January 12, 2019

1. Welcome: Glenn Davis, President

- A. Determination of Quorum: The meeting was called to order at 8:01AM at the home of Glenn Davis (President) at 50838 Smoke Tree Trail. Board members present were Glenn Davis, Larry Sisk, Clyde Shaffer, and Frank Gaspar. Jarrett Sagouspe, property manager, was also in attendance. It was determined that we had a quorum for the meeting. Sue Ridenour was not in attendance.
- B. Proof of notice of meeting 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 10th 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 December 1st to December 31st, 2018 (see handout for detail). Total income collected for assessments, late fees, etc. was \$908.90. Total Expenses was \$8,901.65 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for this month was **-\$7,992.75**. Net income for the year was **\$37,909.62**.
 - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Yosemite Bank CD's, & Chase) totaling **\$285,971.77**.
 - 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

Nothing to report

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.
- No snow or ice, everything looks good!

4. Old Business: Glenn Davis

- A. New Fine and Parking Policy: The policies were sent out with the first quarter assessments.
- B. Neighborhood Watch: Everything has been calm and quiet; we still have a few random people dumping trash within our dumpsters.
- C. No increase in dues: We will revisit this in August.
- D. Special Assessments: We have no special assessments scheduled for the year.
- E. Streets: Ridgeline will be working on the streets this year once the weather gets better.

5. New Business: Glenn Davis

- A. Grounds Contract: We are looking to renew contract with Ranger Maintenance
- B. Management Contract: We are looking to renew contract with Sagouspe Management, Inc.
- C. Online billings (using email to save postage): Ridgeline will be giving Homeowners an option when the next quarter assessments go out to either receive assessments via email or by mail.
- D. Calendar dates for Board and Management: The board will be working together on a system that allows another board member to step in to handle their duties if on vacation.
- E. Court date for homeowner (dues are in the rears): We have a court date set for January 25, 2019 to collect association dues from one homeowner.

F. Update on house on Saddleback: The County of Madera will be taking over the home in May or June, since the homeowner wasn't in compliance.

6. Owner Comments/Letters: 3 minutes

- Homeowner requested a break on fines due to home not being complete (was denied)
- Homeowner had a question on Suburban propane bill (RHOA will look into matter)
- Homeowner wanted the board to talk with Ranger Maintenance about not blowing leaves/needles back on their property

7. Adjournment: Meeting was adjourned at 10:04 AM

The next Board Meeting is Saturday, February 09, 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
Clyde Shaffer - #41
David Minyard - #15
Frank Gaspar - #07
Larry Sisk - #18
Chuck Emrick - #103
Robert Curran - #99
Larry Capsel - #37
Aurora Hills - #40
Bob Lindsey - #97
Steve Carlson - #59

FINAL Meeting Minutes

Ridgeline Homeowners Association Board of Directors Meeting Saturday, February 09, 2019

1. Welcome: Glenn Davis, President

- A. Determination of Quorum: The meeting was called to order at 8:06AM at the home of Glenn Davis (President) at 50838 Smoke Tree Trail. Board members present were Glenn Davis, Larry Sisk, Clyde Shaffer, and Frank Gaspar. Jarrett Sagouspe, property manager, was also in attendance. It was determined that we had a quorum for the meeting. Sue Ridenour was not in attendance.
- B. Proof of notice of meeting 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 12th 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 January 1st to January 31st, 2019 (see handout for detail). Total income collected for assessments, late fees, etc. was \$28,977.40. Total Expenses was \$6,570.70 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for this month was **\$22,406.70**.
 - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Yosemite Bank CD's, & Chase) totaling **\$283,122.36**.
 - 3. Jarrett Sagouspe passed out a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 6 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

- A. Red curb on Foxboro: We had a request to paint a section of the red curb back to black for loading and unloading purposes. The board had mixed reviews and will be discussing it again at the next board meeting.
- B. Inspections: If you're having work done at your property to meet inspection requirements, please inspect your location before paying your contractor/painter/etc.

Common Area Committee: Frank Gaspar

- A. Grounds Report:
 - Ranger Maintenance is working hard on cleaning the roads of snow and ice on a daily basis. They have even slept in their vehicles within Ridgeline one or two nights to be ready for the morning. They still have room to grow and they are definitely putting in 110%.

4. Old Business: Glenn Davis

- A. Court ruling on homeowner: The court ruled in RHOA favor on January 25, 2019. The Homeowner will be making monthly payments to catch up. If Homeowner misses a payment, RHOA will be able to file a lien against her property without going back to court.
- B. Neighborhood watch: Snow!
- C. Online billings (using email to save postage) or postcards: This is still a work in progress.

Note: Any homeowner can sign up with Bill Pay through their bank to send payments out quarterly. These automatic payments will help with not being late and incurring late fees.

- D. Groundskeepers and Management Contracts: New contracts have been signed with Sagouspe Management, Inc. and Ranger Maintenance for an additional year.

5. New Business: Glenn Davis

- A. Pre-lien notices to delinquent homeowners: Notices were mailed out to delinquent homeowners on January 31, 2019.

6. Owner Comments/Letters: 3 minutes

- Sand barrels need to be added to more locations
- Bed and breakfasts' are not allowed within RHOA

- Homeowners are having issues with Suburban Propane

7. Adjournment: Meeting was adjourned at 9:53 AM

The next Board Meeting is Saturday, March 09, 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

Clyde Shaffer - #41

Frank Gaspar - #07

Larry Sisk - #18

Chuck Emrick - #103

Larry Capsel - #37

Colleen Gregg - #70

FINAL Meeting Minutes

Ridgeline Homeowners Association Board of Directors Meeting Saturday, March 09, 2019

1. Welcome: Glenn Davis, President

- A. Determination of Quorum: The meeting was called to order at 8:01AM at the home of Glenn Davis (President) at 50838 Smoke Tree Trail. Board members present were Glenn Davis, Larry Sisk, Clyde Shaffer, and Frank Gaspar. Jarrett Sagouspe, property manager, was also in attendance. It was determined that we had a quorum for the meeting. Sue Ridenour was not in attendance.
- B. Proof of notice of meeting 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 February 9th meeting. Frank Gaspar seconded the motion. Motion passed to approve the minutes.
- B. Reading of financial report: Jarrett Sagouspe/Larry Sisk
 - 1. The Profit and Loss Report was provided from January 1st to February 28th, 2019 (see handout for detail). Total income collected for assessments, late fees, etc. was \$33,216.99. Total Expenses was \$15,495.97 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for the end of this month was **\$17,721.02**.
 - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Yosemite Bank CD's, & Chase) totaling **\$277,174.92**.
 - 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).
- 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

- A. Inspections: Please inspect your home before paying any contactor, painter, etc. on the work completed.

Common Area Committee: Frank Gaspar

A. Grounds Report:

- Ranger Maintenance did a good job this winter. Of course there were some complaints, but overall a majority of the homeowners were pleased by the work Ranger Maintenance did.
- A lot of trees came down this year due to the snow. Clean Cut and Ranger Maintenance will be addressing within the week.

4. Old Business: Glenn Davis

- A. Delinquent Homeowners: Notices were mailed out to delinquent homeowners on January 31, 2019.
- B. Neighborhood watch: Everything has been Quiet
- C. Online billings and Bill Pay through your Bank: Interested in paperless statements? A note will be added to the next quarterly assessment, please fill out and turn back in.

5. New Business: Glenn Davis

- A. Tree on Foxboro: Clean cut has been hired to remove the fallen tree on Foxboro and other large trees within the surrounding areas.
- B. Carport on Foxboro: This claim was turned in to our Insurance Company and the board is waiting on a response back from them. (Damage was caused by snow pack)
- C. Two openings for Board Members: If interested in running for a board position, please turn in a Bio to the property manager by April 5th, 2019.
- D. Annual Meeting May 11, 2019
- E. Road issues by Lot #19: There is a lot of erosion at this location; the board will be going up after meeting to discuss a solution.
- F. Suburban Propane: The homeowners within Ridgeline are having issues with the high propane bills and feel that they are too excessive. Multiple board members and homeowners have called with their concerns and are waiting for a call back from Suburban propane with a solution.

6. Owner Comments/Letters: 3 minutes

- Call Debra with Suburban Propane to attend the next board meeting.
- A Homeowner/tenant has been speeding within Ridgeline; notice needs to go out to slow down!
- Light pole is leaning, needs to be inspected.

7. Adjournment: Meeting was adjourned at 9:44 AM

The next Board Meeting is Saturday, April 13, 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
Clyde Shaffer - #41
Frank Gaspar - #07
Larry & Trisha Sisk - #18
Chuck Emrick - #103
Larry Capsel - #37
Jim Lutter - #43

FINAL Meeting Minutes

Ridgeline Homeowners Association Board of Directors Meeting Saturday, April 13, 2019

1. Welcome: Glenn Davis, President

- A. Determination of Quorum: The meeting was called to order at 8:01AM 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 of meeting 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 9th meeting. Sue Ridenour seconded the motion. Motion passed to approve the minutes.
- B. Reading of financial report: Jarrett Sagouspe/Larry Sisk
 - 1. The Profit and Loss Report was provided from January 1st to March 31st, 2019 (see handout for detail). Total income collected for assessments, late fees, etc. was \$38,927.72. Total Expenses was \$27,967.02 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for the end of this month was **\$10,960.70**.
 - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Yosemite Bank CD's, & Chase) totaling **\$295,866.83**.
 - 3. Jarrett Sagouspe passed out a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 6 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

- A. Inspections: The board members will be inspecting & re-inspecting properties within Ridgeline after the board meeting.

Common Area Committee: Frank Gaspar

A. Grounds Report:

- Ranger Maintenance will be continuously working on a weekly basis on getting Ridgeline cleaned up due to the winter we had.

Note: Fire season is coming up again; please remove pine needles from roof and take preventative measures.

4. Old Business: Glenn Davis

- A. Reminder: Annual meeting will be held on May 11th, 2019
- B. Neighborhood watch: Everything has been Quiet
- C. Online billings and Bill Pay through your Bank: Votes came in and a large majority of homeowners want the statement notifications to be mailed out. The board has decided to continue with mailing out statements instead of going paperless due to the response given by homeowners.
- D. Red curb on Foxboro – portion will be painted yellow: Work was completed by Frank Gaspar.
- E. Trees on Foxboro have been removed.
- F. Carport on Foxboro (and other carports): The board was awarded \$3,500 from Philadelphia Insurance to repair carport damage due to snow. Bids are being obtained for repairs and Ranger Maintenance will be removing out damaged section soon.
- G. Road by Lot #19 is to be repaired: The board has approved for this work to be done by Cal Paving.

Note: Cal Paving has been hired to seal coat pavement area of approximately 163,421 square feet, including AC dikes, with industrial grade heavy duty ACE sealer. Price includes paint striping.

5. New Business: Glenn Davis

- A. Parking in other homeowner's carports / Cigarette butts: Please do not park in other people's carports without permission by the homeowner. Pickup cigarette butts and

don't throw them off your decks.

Note: Please keep Ridgeline clean from disposed cigarette butts.

- B. Light post by #73: Looks to be leaning, but is concreted firmly into the ground and is not going anywhere.
- C. Tree on Lot #85: A homeowner wants to take a tree down at his residence and wants to know from the board if it's on common ground or not. The board will inspect after meeting and send notice on board's decision.
- D. Railing for Lot #14: This railing has broken away from the concrete steps and needs to be fixed before someone gets injured. The board has approved for work to be done.
- E. Cars (Lot #2, #102, and #113): This situation has been addressed and all three locations are now in compliance with RHOA parking rules.
- F. Ballots going out for vote on board positions. Ballots for voting will be mailed out on Monday April 11th, 2019. ****Please don't forget to vote****

6. Owner Comments/Letters: 3 minutes

- Cats are still an issue within Ridgeline. Please don't feed the stray cats!
- Can we have the dumpsters replaced? They are starting to rust at the bottom and are beginning to leak.
- Suburban Propane is willing to meet the HOA half way and reduce the safety practices training, and fuel surcharge fees in question by 50% - however, this would mean that a new contract would be required to make the adjustments to the fee amounts.

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

The next Board Meeting is Saturday, May 11, 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
Sue Ridenour - #8
Frank Gaspar - #07
Larry & Trisha Sisk - #18
Chuck Emrick - #103
Ron Dukat - #33
Kwong Tam - #81
Robert Curran - #99
Geary & Holly Cantrell - #68
Ron "Bearrrr" Murray - #42

FINAL Meeting Minutes

Ridgeline Homeowners Association Board of Directors Meeting Saturday, May 11, 2019

1. Welcome: Glenn Davis, President

- A. Determination of Quorum: The meeting was called to order at 8:01AM 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 of meeting 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 Sue Ridenour to accept the minutes of the April 13th meeting. Frank Gaspar seconded the motion. Motion passed to approve the minutes.
- B. Reading of financial report: Jarrett Sagouspe/Larry Sisk
 - 1. The Profit and Loss Report was provided from January 1st to April 30th, 2019 (see handout for detail). Total income collected for assessments, late fees, etc. was \$58,358.88. Total Expenses was \$31,518.23 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for the end of this month was **\$26,840.65**.
 - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Yosemite Bank CD's, & Chase) totaling **\$295,927.42**.
 - 3. Jarrett Sagouspe passed out to board members a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 4 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

- A. Concrete walkway: A homeowner has requested to put in a concrete walkway plus stairs. The board will go inspect property after meeting to determine if this is feasible.
- B. Composition roofs: The board has been approached by multiple homeowners to put composition shingles on their roofs instead of tile, due to not being able to match the pre-existing tile. The board will consider this request, but there will be some restrictions based on color, life span, etc.
- C. Cover over garages: A homeowner has asked to add a patio cover over their balcony above the garage. The board asked homeowner to put a formal request together if wanting to move forward on project.

Common Area Committee: Frank Gaspar

A. Grounds Report:

- Ranger Maintenance will be continuously working on a weekly basis on getting Ridgeline cleaned up. It will take them sometime, but the cleanup will be addressed. Please be patient!
- The board agreed to remove two trees within Ridgeline. The bid came in at \$250.

Note: Fire season is coming up again; please remove pine needles from roof and take preventative measures.

4. Old Business: Glenn Davis

- A. Road repairs: The repair work was approved by the board at the beginning of the year. Cal Paving will be doing the work this summer in 4 phases. All we're waiting on is for them to lock in a date with us.
- B. Neighborhood watch: A suspicious man was loitering around the association and looking to possibly steal out of few vehicles. Luckily two board members were able to scare him away.
- C. Railing #14 – to be repaired: Frank Gaspar will be repairing this issue for us.
- D. Suburban Propane – billing: The extra fees that Suburban Propane was charging homeowners will be cut in half! This should take effect May 1st, 2019. Hopefully this will save homeowners a little money when it comes to monthly charges.
- E. Water Meter: On hold, just waiting for Bass Lake Water to get back to the board.

- F. Carport on Foxboro (and other carports): The board was awarded \$3,500 from Philadelphia Insurance to repair carport damage due to snow. Bids are being obtained for repairs and Ranger Maintenance has already removed out the damaged section.

Another carport was hit by an individual, the damage wasn't too bad. Frank Gaspar will be fixing this issue himself and the cost for material and labor will be billed to the individual in question.

- G. Tree #81 and Tree #85 and Steps #16 (obtaining bids): Notices were sent out to homeowners that have asked for tree work to be done. One was denied due to it being on their property and the other was approved due to it being on common ground.

Steps at lot #16 were approved by the board to replace, due to tree roots lifting the concrete in sections and making it a liability issue.

- H. Parking in other homeowner's carports / Cigarette Butts: Please do not park in other people's carports without permission by the homeowner. Pickup cigarette butts and don't throw them off your decks.

Note: Please keep Ridgeline clean from disposed cigarette butts.

5. **New Business: Glenn Davis**

- A. Parking boats and trailers in unmarked spots: Please park your boats and trailers in a marked spot; they cannot protrude into another spot or into the street.
- B. Homeowners Insurance: Cancellation notices have been going out to homeowners within RHOA. Please be aware and plan accordingly!

Board Election (voting): Frank Gaspar and Larry Sisk were re-elected onto the board. Frank Gaspar had 82 votes and Larry Sisk had 80. Both delegates will remain on the board for another two years.

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

- Open fires are a big no no! Please revisit RHOA rules and regulations. Note: Everything is posted on our website.
- There's a top of two trees between lot # 64 & 87 that has broken off and is in need of removing.
- A homeowner brought up the mini storage across Road 222 looks to be in code violation due to the ground not being paved and not zoned for any outside storage.

7. **Adjournment: Meeting was adjourned at 9:57 AM**

The next Board Meeting is Saturday, June 08, 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
Sue Ridenour - #8
Frank Gaspar - #07
Larry Sisk - #18
Clyde Shaffer - #41
Robert Curran - #99
Peter Anderson - #76
Samuel Wise - #106
Pam & Madison Gartman - #64
Larry Capsel - #37
Kathy Meredith - #21
Jim & Carla Lutter - #43

FINAL Meeting Minutes

Ridgeline Homeowners Association Board of Directors Meeting Saturday, June 8, 2019

1. Welcome: Glenn Davis, President

- A. Determination of Quorum: The meeting was called to order at 8:02 AM 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 of meeting 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 Sue Ridenour to accept the minutes of the May 11th meeting. Frank Gaspar seconded the motion. Motion passed to approve the minutes.
- B. Reading of financial report: Jarrett Sagouspe/Larry Sisk
 - 1. The Profit and Loss Report was provided from January 1st to April 30th, 2019 (see handout for detail). Total income collected for assessments, late fees, etc. was \$69,665.02. Total Expenses was \$36,941.47 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for the end of this month was **\$32,723.55**.
 - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Yosemite Bank CD's, & Chase) totaling **\$291,362.64**.
 - 3. Jarrett Sagouspe passed out to board members a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 5 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

- A. Concrete walkway: A homeowner has requested to put in a concrete walkway plus stairs on Common Ground near her home. The board expressed to homeowner that she would need to go to the county and get the proper permits and present to all 114 homeowners within Ridgeline for approval.

Note: 76 homeowners will need to agree and vote YES before she can do any work

- B. Composition roofs: The board has been approached by multiple homeowners to put composition shingles on their roofs instead of tile, due to not being able to match the pre-existing tile. The board has agreed to the request, but there will be some restrictions based on color (Charcoal, Stone Grey, & Hickory), life span (30 year minimum), etc.

Common Area Committee: Frank Gaspar

A. Grounds Report:

- Ranger Maintenance will be continuously working on a weekly basis on getting Ridgeline cleaned up. It will take them sometime, but the cleanup will be addressed. Please be patient!
- The board agreed to remove one tree within Ridgeline. The bid came in at \$2,500.

Note: Fire season is coming up again; please remove pine needles from roof and take preventative measures.

4. Old Business: Glenn Davis

- A. Road repairs: The repair work was approved by the board at the beginning of the year. Cal Paving will be doing the work between August 26th & August 30th in 4 phases.

Note: The board voted YES on adding 2 coats instead of 1 to the roads. This will help the longevity of the roads.

- B. Neighborhood watch: A Bear was noticed walking throughout Ridgeline and was caught rummaging through trash on a few homeowners decks.
- C. Railing #14 – to be repaired: Frank Gaspar completed the work and resolved the issue.
- D. Open Fires: Please do not have open fires within Ridgeline Association.
- E. Carport on Foxboro (and other carports): The board was awarded \$3,500 from Philadelphia Insurance to repair carport damage due to snow. Bids are being obtained for repairs and Ranger Maintenance has already removed out the damaged section.

Another carport was hit by an individual, the damage wasn't too bad. Frank Gaspar was able to fix the issue and the cost for material and labor will be billed to the individual in question.

- F. Steps at lot #16 were approved by the board to replace, due to tree roots lifting the concrete in sections and making it a liability issue. Still waiting on a bid.
- G. Retaining walls #111 and #67: Bids have come in for repairing the retaining walls at these two locations. The board approved to repair at lot #111 and in regards to lot #67 the board will need to talk with homeowners before approval is made.

5. **New Business: Glenn Davis**

- A. Election of officers: The officers will remain in the same positions, with some different criteria's added.
- B. Lot #75 – Home on Saddleback: The owner came in at the last minute and paid off the Federal Tax Liens and corrected the dilapidated deck. At this point the homeowner has addressed the issues put on them by the county.

Note: The homeowner is in the rears approximately \$30,000 in back assessments, late fees, interest and monetary fines. The board will discuss this matter after the meeting.

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

- A dead tree has fallen on the roof of lot #39, notice has been sent out.
- Has a date been set for the Annual Barbeque? Nothing has been set.
- Ranger Maintenance needs to address some areas that are overgrowing within Ridgeline.
- The neighboring properties across Road 222 have been cited for Zoning Violations, this was due to having outside storage. Work needed to adhere with by June 7, 2019.

7. **Adjournment: Meeting was adjourned at 10:01 AM**

The next Board Meeting is Saturday, July 13, 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
Larry & Trisha Sisk - #18
Chuck Emrick - #103

Sue Ridenour - #08
Ron Murray & Liz Fisher - #42
Jon & Carole Smoot - #43

Frank Gaspar - #07
Larry Capsel - #37
Robert Curran - #99

FINAL Meeting Minutes

Ridgeline Homeowners Association Board of Directors Meeting Saturday, July 13, 2019

1. Welcome: Glenn Davis, President

- A. Determination of Quorum: The meeting was called to order at 7:59 AM at the home of Glenn Davis (President) at 50838 Smoke Tree Trail. Board members present were Glenn Davis, Clyde Shaffer, and Frank Gaspar. Jarrett Sagouspe, property manager, was also in attendance. It was determined that we had a quorum for the meeting. Larry Sisk and Sue Ridenour were not in attendance.
- B. Proof of notice of meeting 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 June 8th meeting. Frank Gaspar seconded the motion. Motion passed to approve the minutes.
- B. Reading of financial report: Jarrett Sagouspe/Larry Sisk
 - 1. The Profit and Loss Report was provided from January 1st to June 30th, 2019 (see handout for detail). Total income collected for assessments, late fees, etc. was \$65,351.00. Total Expenses was \$46,913.70 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for the end of this month was **\$18,437.30**.
 - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Yosemite Bank CD's, & Chase) totaling **\$311,294.87**.
 - 3. Jarrett Sagouspe passed out to board members a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 5 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

A. Lot #75:

- A motion was made by Clyde Shaffer to hire Witkin & Neal out of Sherman Oaks, California to try and recoup the assessments owed to RHOA in the amount of \$31,860.19. Frank Gaspar seconded the motion. Motion passed to approve the hire of Witkin & Neal.

Note: This homeowner has been delinquent since 2001 and the attorney will be moving forward on foreclosing on this property.

Common Area Committee: Frank Gaspar

A. Grounds Report:

- Ranger Maintenance has been doing a great job. They will be continuously working on a weekly basis on getting Ridgeline cleaned up and weeds brought down. It will take them sometime, but the cleanup will be addressed. Please be patient!

Note: Fire season is coming up again; please remove pine needles from roof and take preventative measures.

4. Old Business: Glenn Davis

- A. Road repairs: The repair work was approved by the board at the beginning of the year. Cal Paving will be doing the work between August 26th & August 30th in 4 phases.

Note: A clearer notice will be sent out as soon as Cal Paving responds to RHOA inquiry. Everything in the Recreational Vehicle Storage Area must be removed a few days prior to work initiation.

- B. Neighborhood watch: A homeowner's ladder within Ridgeline was stolen, the vehicle seen was a silver truck.
- C. Carport on Foxboro (and other carports): The board was awarded \$3,500 from Philadelphia Insurance to repair carport damage due to snow. Bids are being obtained for repairs and Ranger Maintenance has already removed out the damaged section.
- D. Steps at lot #16: Were approved by the board to be replaced due to tree roots lifting the concrete in sections and making it a liability issue. Still waiting on a date for the company hired to come in and repair.
- E. Retaining walls #111 and #67: Bids have come in for repairing the retaining walls at these two locations. The board approved the repair at lot #111 and in regards to lot #67 the board will need to talk with homeowners before approval is made.

F. Suburban Propane – fee adjustments on bills: Please inspect your bills to see if anything has changed. The adjustments should have already taken affect.

5. New Business: Glenn Davis

A. Budget: Tabled

B. Tree on Lot 18 (reason for removal): This tree has been flagged as a safety risk. Large branches have been falling from this tree over the last year and one homeowner has been struck by one.

C. BBQ: Is set for September 28th, 2019, hope to see everyone there.

D. Snow Removal Plan: Tabled

6. Owner Comments/Letters: 3 minutes

- A Homeowner requested more information on the approval of Composition Roofs within RHOA.

7. Adjournment: Meeting was adjourned at 9:58 AM

The next Board Meeting is Saturday, August 10, 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

Larry Capsel - #37

Chuck Emrick - #103

Ray Dukat - #74

Brandon & Tim Weseman - #58

Frank Gaspar - #07

David Minyard - #15

Robert Curran - #99

Jim Lutter - #43

Clyde Shaffer - #41

Robert Emrick - #46

Ron Dukat - #33

**FINAL
Meeting Minutes**

Ridgeline Homeowners Association – Board of Directors Meeting
Saturday, August 10, 2019

1. Welcome: Glenn Davis, President

- A. Determination of Quorum: The meeting was called to order at 8:05 am at the home of Glenn Davis at 50838 Smoke Tree Trail. Board members present were Glenn Davis, Clyde Shaffer, Sue Ridenour, Frank Gaspar and Larry Sisk. Jarrett Sagouspe (property manager) was not in attendance. It was determined that we had a quorum for the meeting.
- B. Proof of notice of meeting or waiver of notice: Proof of meeting 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 July 13th meeting. Clyde Shaffer 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 January 1st to July 31st, 2019 (see handout for detail). Total income collected for assessments, late fees, etc. was \$88,786.92. Total expenses was \$52,694.85 (Common Grounds Maintenance, Management fees, Utilities, etc.). Net income for the end of this month was **\$36,092.07**.
 - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, etc.) totaling **\$252,501.84**.
 - 3. The board members were given 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

- A. Regarding Lot #75: Witkin & Neal (the delinquent assessment collection company) is preceding with the collection action. They have reviewed all documentation and determined that they will be filing a preliminary Notice of Delinquent Assessment in the amount of \$20,215.71. Additional costs to be determined at a later date.
- B. Annual Inspections of homes will be done on Friday, September 27th.

Common Area Committee: Frank Gaspar

A. Grounds Report:

1. Ridgeline will be installing railroad ties in the common area adjacent to Lots 18, 19 and 20 to prevent erosion along the edge of the roadway. The board approved getting the railroad ties from H & L Lumber and have them delivered. Property Manager will be sending a letter to homeowners for Lot #19 and #20 regarding that they will no longer be allowed to park in the common area after the street is repaved and the barrier is put in.
2. Steps of Lot #16: One bid received and waiting on additional bid to be obtained.
3. Garbage recycling dumpster: Lid was torn by garbage company and they will be replacing.
4. Dumpster #6: Garbage company placed dumpster down improperly making it impossible to use. We have advised the garbage company of the problem and it will be taken care of.
5. Road repairs are going to begin on August 26th (Monday) through August 30th (Friday). The board reminded homeowners to remove all vehicles and RV's off of property the day before their section will be paved. They also cautioned that any vehicles left on property will be towed at owner's expense.
6. Steps on Lot #16 and Retaining walls #111 and #67: Work will be done in October.

Owner Comments/Letters: 3 minutes

1. Lot #30- Homeowner next door reported debris discarded on side of home. Letter will be sent out, homeowner will have 15 days to clean up the area.
2. Lot #33 – Homeowner requested retaining wall needs to be extended another 8 feet due to erosion. Board members approved request and work will be done in October.
3. Lot #13- Board received complaint about loud parties and suspicion of home being used as a less than 30 day rental property (different cars showing up every weekend). Letter will be sent out.

Adjournment: Meeting was adjourned at 9:46 am.

Respectively submitted by Cindy Davis for Jarrett Sagouspe

The next Board Meeting is Saturday, September 14, 2019 at 8:00 am at Clyde Shaffer's home at 40457 Big Pine Trail. Homeowner's Meeting will be at 9:00 am.

Homeowners/Renter Present:

Glenn & Cindy Davis #28
Sue Ridenour #08
Chuck Emrick #103
Larry Capsel #37

Frank Gaspar #07
Larry Sisk #18
Robert Curran #99
Ray Dukat #74

Clyde Shaffer #41
Jim Lutter #43
Kathy Meredith #21 and #91
Ron Dukat #33

FINAL Meeting Minutes

Ridgeline Homeowners Association Board of Directors Meeting Saturday, September 14, 2019

1. Welcome: Clyde Shaffer, Vice President

- A. Determination of Quorum: The meeting was called to order at 8:01 AM at the home of Clyde Shaffer (Vice President) at 40547 Big Pine Trail. Board members present were Clyde Shaffer, 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. Glenn Davis was not in attendance.
- B. Proof of notice of meeting 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: Clyde Shaffer

- A. Reading of minutes of preceding meeting: The minutes were revised and were posted prior to meeting. A motion was made by Sue Ridenour to accept the minutes of the August 10th meeting. Frank Gaspar seconded the motion. Motion passed to approve the minutes.
- B. Reading of financial report: Jarrett Sagouspe/Larry Sisk
 - 1. The Profit and Loss Report was provided from January 1st to August 31st, 2019 (see handout for detail). Total income collected for assessments, late fees, etc. was \$92,938.80. Total Expenses was \$67,381.61 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for the end of this month was **\$25,557.19**
 - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Yosemite Bank CD's, & Chase) totaling **\$191,258.99**.
 - 3. Jarrett Sagouspe passed out to board members a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 5 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: Clyde Shaffer

- A. Annual Home Inspections will be on Friday, September 27th by Glenn Davis & Jarrett Sagouspe

Common Area Committee: Frank Gaspar

- A. Grounds Report:
 - Ranger Maintenance has been doing a good job. They will be continuously working on a weekly basis on getting Ridgeline cleaned up and weeds brought down. It will take them sometime, but the cleanup will be addressed. Please be patient!

4. Old Business: Clyde Shaffer

- A. Road repairs: The road work Cal Paving did between August 26th & August 30th turned out really great, plus the paint striping too.

Note: A big thank you to Frank Gaspar and Glenn Davis for putting in the time and effort in making sure things went smoothly.

- B. Lot #75: Witkin & Neal out of Sherman Oaks, California sent a notice to homeowner to catch up on assessments and late fees or she will be foreclosed upon. She has until September 18th, 2019 to comply, if not the attorney will move forward with the Foreclosure process.

Note: This homeowner has been delinquent since 2011 and the attorney will be moving forward on foreclosing on this property.

- C. Carport on Foxboro (and other carports): Work should be completed by the end of October.
- D. BBQ: Is set for September 28th, 2019, bring your favorite dish. Hope to see everyone there!
- E. Lot 33 – retaining wall: Work should be completed by the end of October.

5. New Business: Clyde Shaffer

- A. Boat owned by Lot #104- vote to remove from RV Lot? Board decided not to have the homeowners boat removed. (Tags are up to date, repairs to boat have been made, & assessments are in good standings)
- B. Increase RV lot fees? Board decided not to raise fees.
- C. Snowplow rules (Larry Sisk): A draft has been written and a few items need to be finalized before its set into motion. This will help the landscapers understand what RHOA is expected from them.
- D. Snowplow repairs (tires & scoop):
- E. Lot #46 – replace ground cover? If ground cover doesn't come back in a year, the landscaper expressed that he would come out of pocket to fix issue.
- F. New shed for RV lot? Board decided not to buy a new shed for the RV lot.
- G. Lot #14 (Water Break): Bass Lake Water has agreed to come back out to repair it again
- H. Neighborhood watch: Mailbox was broken into, a man with green backpack was seen walking through the complex.
- I. Future proposal for increase on Sewer, PG&E, and water bills: Projected increase will be \$276.00 a year, which is \$23.00 more a month.
- J. Approved railroad ties in RV lot: Turned out really great, and will protect the asphalt.
- K. Lot #73 – tree and retaining wall: One of the two trees is on common ground and will be addressed by RHOA. The retaining walls at this location are the homeowner's responsibility.
- L. Budget: Will be approved at the next meeting on October 12, 2019.

6. Owner Comments/Letters: 3 minutes

- Fallen tree near Lot #56 needs to be removed.
- Lot #61 has a gutter that has been hanging off of home for a long time and besides being an eye sore; it's a safety hazard if it falls. The deck is also a fire hazard.
- Mini storage is being penalized. The owner has put in an application and requested for open storage.

7. Adjournment: Meeting was adjourned at 9:58 AM

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

Homeowner's Meeting will be at 9:00 AM

Homeowners/Renters Present:

Frank Gaspar - #07

Sue Ridenour - #08

Chuck Emrick - #103

Ruth & James Graf - #56

Clyde & Laurie Shaffer - #41

Larry Sisk - #18

Robert Curran - #99

Steve Carlson - #59

FINAL Meeting Minutes

Ridgeline Homeowners Association Board of Directors Meeting Saturday, October 12, 2019

1. Welcome: Glenn Davis, President

- A. Determination of Quorum: The meeting was called to order at 8:03 AM at the home of Glenn Davis (President) at 50838 Smoketree Trail. Board members present were Glenn Davis, Clyde Shaffer, 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.
- B. Proof of notice of meeting 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

- 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 September 14th meeting. Larry Sisk seconded the motion. Motion passed to approve the minutes.
- B. Reading of financial report: Jarrett Sagouspe/Larry Sisk
 - 1. The Profit and Loss Report was provided from January 1st to September 30th, 2019 (see handout for detail). Total income collected for assessments, late fees, etc. was \$95,103.70. Total Expenses was \$122,959.03 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for the end of this month was **-\$27,855.33**
 - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Yosemite Bank CD's, & Chase) totaling **\$193,148.77**.
 - 3. Jarrett Sagouspe passed out to board members a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 6 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

A. Results on Inspections by Glenn Davis and Jarrett Sagouspe:

We had 25 homeowners who were sited this year. This total is lower than what we've had in the past. Of those 25, 7 were repeats.

Note: Homeowners please do not pay contractors/painters till to board approves work.

Common Area Committee: Frank Gaspar

A. Grounds Report:

- Nothing to report

4. Old Business: Glenn Davis

A. Budget: The 2020 Budget has been approved plus the reading material provided.

Note: A big thank you to Larry Sisk and Patricia Prime for providing insight on the 2020 Budget and Material.

B. Lot #75 (Update): Witkin & Neal out of Sherman Oaks, California sent the initial notice to the owner (mailed 8/14/19). They are scheduled to prepare the lien on September 18th; if the owner does not comply with payment in full. Thereafter, the owner has 30 days from the recording of the lien to remit payment and avoid the Notice of Default (beginning of the foreclosure).

C. All carports, steps and retaining walls: Work should be completed between October and November.

D. BBQ on Saturday, September 28th, 2019: Turned out great and everyone had a wonderful time.

Note: A big thank you to Larry Capsel for providing chairs and tables for the event and Frank Gaspar for cooking a great meal.

5. New Business: Glenn Davis

A. Neighborhood watch: The chain to the RV lot has been cut, Frank Gaspar did address issue.

B. Increase in dues: The quarterly assessments will increase next year starting January 1,

2020. Dues will increase from \$240.00 to \$265.00.

C. Snowplow repairs: The board approved to buy a SnowDogg® 90 Inch Rubber Deflector, the rubber deflector on the snow plow is damaged.

Note: Sand barrels will be placed out by next month.

6. Owner Comments/Letters: 3 minutes

- The cat population has been increasing within RHOA, if anyone can help address this issue it would be much appreciated.
- A homeowner requested the border/barrier (railroad ties) near his home to be pushed back 4 feet, so he and the neighbor would have more access in and out of their residences. The board agreed to meet with the homeowner after the meeting to walk the location and come to an agreement.
- Please pick up after your animals and keep them on a leash, it's a county requirement.

7. Adjournment: Meeting was adjourned at 9:44 AM

The next Board Meeting is Saturday, November 8, 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
Frank Gaspar - #07
Clyde Shaffer - #41
Sue Ridenour - #08
Larry Sisk - #18
Larry Capsel - #37
Jim Lutter - #43
Robert Curran - #99
Mathew Swanson (tenant)

FINAL Meeting Minutes

Ridgeline Homeowners Association Board of Directors Meeting Saturday, November 9, 2019

1. Welcome: Glenn Davis, President

- A. Determination of Quorum: The meeting was called to order at 8:01 AM at the home of Glenn Davis (President) at 50838 Smoketree Trail. Board members present were Glenn Davis, Clyde Shaffer, 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.
- B. Proof of notice of meeting 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

- A. Reading of minutes of preceding meeting: The minutes were revised and were posted prior to meeting. A motion was made by Sue Ridenour to accept the minutes of the October 12th meeting. Frank Gaspar seconded the motion. Motion passed to approve the minutes.
- B. Reading of financial report: Jarrett Sagouspe/Larry Sisk
 - 1. The Profit and Loss Report was provided from January 1st to October 31st, 2019 (see handout for detail). Total income collected for assessments, late fees, etc. was \$120,682.14. Total Expenses was \$136,683.48 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for the end of this month was **-\$16,001.34**.
 - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Yosemite Bank CD's, & Chase) totaling **\$205,002.76**.
 - 3. Jarrett Sagouspe passed out to board members a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 6 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

A. Nothing to report.

Common Area Committee: Frank Gaspar

A. Grounds Report:

- The pine needles have been a major complaint from homeowners this year; Ranger Maintenance will continue to work hard to remove.
- If you decide to rake up any pine needles or leaves please don't stack them in a pile, you MUST pick them up and dispose of the stack in the dumpster. It would be your responsibility to remove and dispose of not Ranger Maintenance's.

Note: Ranger Maintenance will not remove any piles left by homeowners.

- Also please don't rake or blow leaves into any gully.

4. Old Business: Glenn Davis

A. Snowplow policy/repairs to snowplow: The policy has been completed by Larry Sisk and he will be going over this with Ranger Maintenance, so that everyone is on the same page. This policy goes over snow drop areas, sand barrel locations, and much more.

Note: A big thank you to Larry Sisk for putting this together!

B. Lot #75 (Update): Witkin & Neal out of Sherman Oaks, California recorded a lien on this property on October 18, 2019 for monies owed. The attorney is just waiting to receive the recorded lien from county before preparing the notice of default (NOD).

C. All carports, steps and retaining walls: Work is being completed and will be done within a week.

5. New Business: Glenn Davis

A. Neighborhood watch: Nothing to report.

B. Delinquent homeowner – approval for filing court lien: Due to a homeowner falling behind on their assessments, the board has agreed to move forward and take this individual to court.

6. Owner Comments/Letters: 3 minutes

- Tree work was done by a homeowner and limbs were left behind property. Management will reach out to Management Company to address.
- A homeowner requested two trees to be trimmed up behind his home to an insurance request.
- The Mini Storage across the street is applying for a permit to allow boats and RV's to be parked within their facility.
- Sagouspe Management wants to wish everyone Happy Holidays and wonderful New Year!

7. Adjournment: Meeting was adjourned at 9:32 AM

The next Board Meeting is Saturday, January 11, 2020 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

Frank Gaspar - #07

Clyde Shaffer - #41

Sue Ridenour - #08

Larry Sisk - #18

Chuck Emrick - #103

Steve Carlson - #59

Jim Lutter - #43

Robert Curran - #99