

FINAL Meeting Minutes

Ridgeline Homeowners Association Board of Directors Meeting Saturday, April 10, 2021

1. Welcome: Larry Sisk, President

- A. Determination of Quorum: The meeting was called to order at 8:10 AM via Zoom meeting. Board members present were Larry Sisk, Frank Gaspar, and Tom Simpson. Jarrett Sagouspe, property manager, was also in attendance. It was determined that we had a quorum for the meeting. Sue Ridenour and Brian McGrath 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: Larry Sisk

- A. Reading of minutes of preceding meeting: The executive board meeting minutes were revised and were filed prior to meeting. A motion was made by Tom Simpson to accept the minutes minus one correction of the March 13th meeting. Frank Gaspar seconded the motion. Motion passed to approve the minutes.
- B. Reading of financial report: Jarrett Sagouspe/Sue Ridenour
 - 1. The Profit and Loss Report was provided from March 1st to March 31st, 2021 (see handout for detail). Total income collected for assessments, late fees, etc. was \$1,565.99. Total Expenses was \$7,738.61 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for the end of this month was **-\$6,172.62**. Our total Net Income for the year to date is **\$7,943.83**.
 - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Chase Checking & Savings) totaling **\$230,340.17**.
 - 3. Jarrett Sagouspe announced to board members a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 3 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: Jarrett Sagouspe

- Homeowner is looking to repair/replace an existing deck.
- Homeowner requested to have neighbor's basketball hoop and workout station removed.
- Homeowner will be bringing in trash receptacle on April 14th to clean out their home.
- Homeowner requested the board to look at their concrete stairs, which are falling apart and are in need of repair.

Common Area Committee: Frank Gaspar

A. Grounds Report:

- The board has been working with Ranger Maintenance on getting the association cleaned up. The boards' goal is to get everything cleaned by the annual meeting in May.
- The board has updated the grounds contract and will be meeting with Charlie with Ranger Maintenance to review and discuss.

4. Old Business: Larry Sisk

A. Board member elections coming up (Larry & Frank): Election notices have been mailed out to all homeowners. If interested in running for the board, please contact Jarrett Sagouspe. ***Larry and Frank are running unopposed.***

B. Tree bid for large tree on Foxboro: A very large tree on Foxboro Court is leaning and has been brought to the board's attention. The homeowners within the area would like for it to be cut down. The board obtained multiple quotes and after further review a motion was made by Tom Simpson to cut down the tree, Sue Ridnour seconded the motion. Motion passed to cut down the tree on Foxboro. ***Waiting on Scheduling from Clean cut to address tree.***

C. Gates for front ways, get Andrews Electric out for a bid: Jarrett Sagouspe will be reaching out to Andrews Electric to get a bid. ***A proposal came in and the amount for the electrical work would cost \$16,600.00.***

D. Anyone interested in writing a Newsletter?: If interested please reach out to Jarrett Sagouspe and/or Larry Sisk. ***One homeowner has reached out and has shown interest. More information will be provided to interested party.***

5. New Business: Larry Sisk

A. Neighborhood Watch: Calm and quiet.

- B. Sewer line repair: Tabled
- C. Retaining wall repair that has been completed: A retaining wall between two homes within Ridgeline has been repaired/replaced by the new homeowner.
- D. Garbage bins: The bins have been secured and the outside dumping has come to a stop. Overall, everything has been going really well, we have had a few residences leave their trash at the dumpster. Hoping this will resolve itself in due time.
- E. By-Laws voting ballots has been sent out. Ballots are due by May 14th for counting at May 15th annual meeting.

Note: Please provide second envelop, due to it not being included. Apologies!

6. Owner Comments/Letters: 3 minutes

- **Locks are getting gunked up and was wondering what could be done to clean?**
- **Tree roots near stairs need to be looked at, in time this might affect the stairs integrity.**
- **Had a delusional kid within Ridgeline on a red bike. The sheriff was called out, but kid was gone by time they arrived.**
- **The gardeners are doing a better job!**
- **Can the association put locks on the ash cans?**
- **Dog feces was put into the box where the bags are meant to go. Please refrain from doing this!**

7. Adjournment: Meeting was adjourned at 10:06 AM

Next will be our Annual meeting held on May 15, 2021 at Sue Ridnour house, 40511 Saddleback Road.

Homeowner's Meeting will be at 9:30 AM

Homeowners/Renters Present:

Frank Gaspar - #07

Larry & Trisha Sisk - #18

Erin Woodward - #94

Clyde Shaffer - #41

Thomas Simpson - #29

Jon & Carol Smoot - #36