

FINAL Meeting Minutes

Ridgeline Homeowners Association Board of Directors Meeting Saturday, May 15, 2021

1. Welcome: Larry Sisk, President

- A. Determination of Quorum: The meeting was called to order at 8:02 AM at the home of Sue Ridenour (Board Member) at 40511 Saddleback Road. Board members present were Larry Sisk, Frank Gaspar, Sue Ridenour and Tom Simpson. Brian McGrath was there via phone call. 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: 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 April 10th 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 April 1st to April 30th, 2021 (see handout for detail). Total income collected for assessments, late fees, etc. was \$28,624.59. Total Expenses was \$6,700.56 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for the end of this month was \$21,924.03. Our total Net Income for the year to date is **\$30,132.86**.
 - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Chase Checking & Savings) totaling **\$252,529.20**.
 - 3. Jarrett Sagouspe announced to board members a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 1 homeowner 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 requested the board to look at their concrete stairs, which are falling apart and are in need of repair. *The board came to an agreement that the concrete stairs are in good condition and don't need any repair work.*

Common Area Committee: Frank Gaspar

A. Grounds Report:

- The board voted to release Ranger Maintenance from their contract and agreed to hire Haynes Landscape. Haynes Landscape contract starts June 1, 2021.

A motion was made by Tom Simpson to approve a onetime cleanup by Haynes Landscape for \$2,800. Frank Gaspar seconded the motion. Motion passed to approve the additional work before commencement date of June 1, 2021.

- The shed in the boat storage yard is very dilapidated and needs to be replaced. RHOA belongings needs to have better coverage to protect its assets.

A Motion was made by Frank Gaspar to replace the shed within the boat storage yard and to stay under \$1,000. Tom Simpson seconded the motion. Motion passed to approve the purchase of a new shed to store and protect RHOA assets.

4. Old Business: Larry Sisk

- A. Sewer line repair: The sewer line was snaked and cleaned out, but eventually will need to be repaired. No date has been set to repair the sewer line.
- B. Retaining wall repair that has been completed: A retaining wall between two homes within Ridgeline has been repaired/replaced by the new homeowner.
- C. 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.
10 additional keys have been ordered
- D. 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!

5. New Business: Larry Sisk

- A. By-Laws Vote: Ridgeline received 61 votes out of 114. 58 votes constitute as a

quorum. David Minyard counted the ballots and the count came in at 60 votes “YES” and 1 vote “NO”. The New By-Laws have been approved and will be implemented once the certified copy is received by the President and Secretary of the board to sign.

- B. New Groundskeeper: Brett Haynes with Haynes Landscape will be our grounds maintenance company. Their contract starts June 1, 2021 and is a 6-month trial basis. They are a local company that has a good reputation throughout Oakhurst. They were also approved on a one-time cleanup, please see grounds report.
- C. Changing Lock on RV Parking: The board is looking to change the lock to the RV parking area to the lock we have on the garbage bins. A notice will be sent out to the Homeowners who have a space within the RV parking area on the change. No date has been set.
- D. Drain at north end of property: The board has had a lot of work done to this drain and more work still needs to be completed before Fall. Once Haynes Landscape settles in, the board will pick his brain and get a quote on how to finish this project.
- E. Reserve Study: Walla Services was out on May 7, 2021 to do their study. Ridgeline should have the reserve study back on or before the end of May 2021.
- F. Community cleanup and BBQ: Ridgeline is looking to have the community cleanup on the same weekend as the BBQ at the end of September 2021. More information to come!

G. Owner Comments/Letters: 3 minutes

- The bulletin board needs to be cleaned inside and out. Most of the contents are faded and out of date
- The mail boxes need to be repainted and repaired in areas
- A few street signs need to be repainted within the Association
- Street lights need to be looked at, the lights are either staying on all day or they aren't turning on.

H. Adjournment: Meeting was adjourned at 9:56 AM

The next Board Meeting is Saturday, June 12, 2021 at Sue Ridnour house, 40511 Saddleback Road.

Homeowner's Meeting will be at 9:30 AM

Homeowners/Renters Present:

Frank Gaspar - #07
Thomas Simpson - #29
David Minyard - #15

Larry Sisk - #18
Sue Ridenour - #08
Glenn & Cindy Davis - #28