

FINAL Meeting Minutes

Ridgeline Homeowners Association Board of Directors Meeting Saturday, October 8, 2022

1. Welcome: Larry Sisk, President

- A. Determination of Quorum: The meeting was called to order at 8:02 AM at the home of Larry Sisk (Board Member) at 40518 Saddleback Road. Board members present were Larry Sisk, Larry Capsel, Frank Gaspar, Erin Woodward and Helen Figueroa. 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 of 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 minutes were revised and were posted prior to meeting. A motion was made by Larry Capsel to accept the minutes of the September 10th meeting. Erin Woodward 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 September 1st to September 30th, 2022 (see handout for detail). Total income collected for assessments, late fees, etc. was \$1,108.91. Total Expenses was \$15,908.51 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for the end of this month was **-\$14,799.60**. Our total Net Income for the year to date is **\$15,364.89**.
 - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Chase Checking & Savings) totaling **\$256,008.62**.
 - 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. Old Business (September 2022): Larry Sisk

- A. Facebook Page: We now have our own Facebook page, thanks to Erin Woodward. The link is: <https://www.facebook.com/ridgeline.homes.1>
- B. Access to Common Ground (Lot#95 Update): This request has been canceled due to some unfortunate circumstances.
- C. Andrews Electric (Update): The parts have been ordered and should be received by September 16, 2022. Andrews Electric met USA to mark the underground utilities. Work will commence and will be completed by mid-October 2022.
- D. 2023 Assessments/Budget: A motion was made by Larry Capsel to Not raise Assessments for the 2023 year. It was Seconded by Erin Woodward. Motion passed to Not raise Assessments.
- E. BBQ (Update): The potluck barbeque is scheduled for October 8th; we hope to see everyone there. At this time, we have 30 confirmed and deadline to reply is September 15th. If looking to attend, please reach out to property manager Jarrett Sagouspe as soon as possible.
- F. Crack Sealing (Update): S&S Pavement Protection machine broke down while working within Ridgeline. The machine was sent in to get fixed, once repaired an email will be sent out to all homeowners on the new dates and times for completion.
 - S&S Pavement Protection will be back out on October 15th to re-inspect and fill any missed cracks.

4. New Business: Larry Sisk

- A. Foxboro Light (Update): Andrews Electric should be ready to start this project during the week of October 17th–21st, also Andrews Electric met USA to mark the underground utilities.
- B. Lot 8 Project: Notice will be sent to Homeowners to provide plans for back deck from Madera County prior to work commencement.
- C. Budget Review: The budget was reviewed and changes were made. The budget will be sent out to all homeowners prior to the fiscal year.
- D. Snow Plow Readiness and Jose: The snow plow has been repaired, it needed repairing due to vermin getting into the engine and chewing up multiple wires.

Note: The board wanted to give a BIG Thanks to Arnold Saavedra on Smoke Tree Trail for helping us address this issue and fixing the Ford F-250.

A snow plow booklet will be provided to Jose Ambriz, so he will know where to place the sand barrels and snow for the Winter months.

5. Reports of Committees:

Architectural/Standards & Compliance Committee: Larry Sisk

- *Sagouspe Management, Inc. inspected the homes that weren't in compliance since April 9th inspection. Out of that list, 8 homes were still not in compliance. Management will be reaching out to homeowners that have failed their inspections.*

Common Area Committee: Frank Gaspar

A. Grounds Report:

- Jose Ambriz with Ambriz Gardners has been doing a great job throughout Ridgeline. They started August 1, 2022 and just within the last few months the place is looking better than it has in a long time!
Note: This company will be out (3) three days a week and will be working very hard on getting the Association back to its previous glory before Winter.

6. Owner Comments/Letters: 3 minutes

- A homeowner was not happy about the crack sealing.
- A homeowner brought up one dying tree within Ridgeline and one that is leaning over a home pretty bad.
- During the Winter months the board will be doing Zoom Meetings. Please view website for link.

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

The next Board Meeting is Saturday, November 12, 2022 at Larry Sisk's house, 40518 Saddleback Road.

Homeowner's Meeting will be at 9:30 AM underneath the carport near the meeting place

Homeowners/Renters Present:

Larry & Trish Sisk - #18
Helen Figueroa - #54
Erin Woodward - #94
Clyde Shaffer - #41
Jim Lutter - #43

Frank Gaspar - #07
Larry Capsel - #37
Steve Trotta - #83
Samuel Bodine - #62
Julie Fauquier - #86

Guest: Sue Ridneour