

FINAL Meeting Minutes

Ridgeline Homeowners Association Board of Directors Meeting Saturday, September 10, 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 August 13th meeting. Helen Figueroa 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 August 1st to August 31st, 2022 (see handout for detail). Total income collected for assessments, late fees, etc. was \$1,818.64. Total Expenses was \$8,622.84 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for the end of this month was **-\$6,804.20**. Our total Net Income for the year to date is **\$30,284.49**.
 - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Chase Checking & Savings) totaling **\$267,978.22**.
 - 3. Jarrett Sagouspe announced to board members a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 2 homeowners with outstanding dues and/or fines).
- C. Late Assessments and Fines: Notices were sent out on any late assessments and fines.

3. Old Business (August 2022): Larry Sisk

- A. Erin Woodward (Welcome): The board wanted to welcome new board member Erin Woodward, who stepped in and took over Sue Ridenour's spot on the board.
- B. Wildlife: Wild bears, mountain lions and other animals roam free throughout Bass Lake, this includes Ridgeline. As such, homeowners and renters are advised to be vigilant at all times. Please be aware of your surroundings. It is best to stay well away from these animals, as they are wild and unpredictable. They can be dangerous even when unprovoked. Please refrain from feeding the animals.
- C. Retain Wall Request: A homeowner requested for the Association to install a retaining wall near her home due to an erosion issue. The board asked for the homeowner to provide multiple quotes before any decision is made by the board.
- D. Attorney Coverage: The Association reached out to numerous attorneys and only one company represents HOA's. Adams Stirling PLC provided the board details on their Client Advantage Program plus their current fee schedule.
 - *The board Tabled Attorney Coverage*
- E. Lighting (Foxboro Ct): The board received multiple quotes on adding a light pole up on Foxboro Court do to not having efficient light on that road. Frank Gaspar made a motion to approve the quote for \$8,100 to install one additional light pole up on Foxboro Court. Helen Figueroa seconded the motion. Motion passed to install light pole.
- F. Water Tank Leak (Update): The water tank leak was fixed by Bass Lake Water Company. At this time no leaks are present.
- G. Neighborhood Watch: The Association is starting the neighborhood watch back up. The board was able to lock in 3 local homeowners to be our eyes and ears throughout the Association. Larry Capsel will be reinitiating us back with the Sherriff's department.
- H. Access to Common Ground or Install Chair Lift Next to Stairs (For Epileptic Son): The board will allow this to be voted on by the homeowners of the Association. A mass mailing will be sent out with plans, scope of work and a letter of explanation. The homeowner is in the process of accumulating information for mailing.

Note: Votes to allow a homeowner to use common ground would be a minimum of 66 Votes, which is 2/3%.
- I. Community Picnic: The community picnic will be back this year on October 8th, 2022 at 12:00 PM. Notices will be sent out immediately. If looking to attend please respond to mailing at your earliest convenience, so the board can get a head count to order enough food.

4. New Business: 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. USA has been done to help mark 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.

5. Reports of Committees:

Architectural/Standards & Compliance Committee: Larry Sisk

- *If you have a failed inspection, please complete any and all repair work by September 30th, 2022. If not a large fine will be imposed.*
- *Lot 8 was approved on their request to do improvements to the exterior of their home, as long as it matched the preexisting look.*

Common Area Committee: Frank Gaspar

A. Grounds Report:

- Jose Ambriz with Ambriz Gardners is the Ridgeline HOA's new gardener. They started August 1, 2022 and just within the last month and a half the board has seen a world of difference. 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.
- The two remaining mailboxes have been sanded and re-painted by Frank Gaspar.
- The Ford truck needs to be looked at due to the hydraulic blade not wanting to function/operate.

6. Owner Comments/Letters: 3 minutes

- A homeowner requested for speed bumps to be installed within the Association, due to vehicles speeding.
- A big thank you to Steve Trotta for doing running the website. It looks great!
- Bears are reaching into the garbage bins and are pulling out trash. Please try to place trash towards the back of the bins.
- The grounds are starting to look really great!

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

The next Board Meeting is Saturday, October 8, 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 Sisk - #18
Frank Gaspar - #07
Helen Figueroa - #54
Larry Capsel - #37
Erin Woodward - #94
Steve & Kate Trotta - #83
Macy Maginn - #05
Jack & Kathryn Gallinetti - #08
Lynda Bodine - #62