

FINAL Meeting Minutes

Ridgeline Homeowners Association Board of Directors meeting Saturday August 12, 2023

1. Welcome Clyde Shaffer, President

- A. Determination of Quorum: The meeting was called to order at 8:00 AM. Board members present were Clyde Shaffer, David Minyard and Frank Gaspar. Helen Figueroa attended via zoom and Samuel Bodine attended via Zoom at 8:32AM. 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: Clyde Shaffer

- A. Reading of minutes of preceding meeting: The minutes were revised and were posted prior to meeting. A motion was made by David Minyard to accept the minutes of the July 8th meeting. Frank Gaspar seconded the motion. Motion passed to approve the minutes.
- B. Reading of Financial Reports: Jarrett Sagouspe
 - 1. The Profit and Loss Report was provided from July 1st to July 31st, 2023 (see handout for detail). Total income collected for assessments, late fees, etc. was \$37,343.07. Total Expenses were \$11,530.37 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for the end of this month was \$25,412.70. Our total Net Income for the year to date is **\$99,078.91**.
 - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Chase Checking & Savings) totaling **\$350,531.02**.
 - 3. Jarrett Sagouspe announced 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. Jarrett Sagouspe has sent out late and/or collection notices to all homeowners in arrears.

3. Old Business (July 2023): Clyde Shaffer

- A. Firewise: John Cottington a Director of Coarsegold Resource Conservation District came to speak with the board and homeowners about becoming a Firewise USA® community. He gave a lot of information on the Firewise USA® program so that the board could pass it on to homeowners within Ridgeline. The Firewise USA® program is a voluntary community program that helps bring neighbors together to fire harden homes and increase the ignition resistance of their neighborhoods. CRCD is the Regional Firewise Coordinators, and can provide recognized communities with technical assistance, tool cache, and possible access to grant money for labor and materials required to decrease dead and hazard fuels when available (Forestry area). Many insurance agencies are giving discounts to active Firewise communities as well (5-7%).
- B. Propane Proposal/Vote: A motion was made by Frank Gaspar to accept the Ferrellgas proposal of a 5-year term at \$3.239 per gallon (fluctuating price). Helen Figueroa seconded the motion. Motion passed to end contract with Suburban Propane, who was at a \$4.27 per gallon, and move forward with Ferrellgas.
- Notices will be sent out once work commences. Homeowners are recommended to be around, so Ferrellgas can relight your pilot lights.
- C. Officer/Director Liability Insurance: The board wants Manager Jarrett Sagouspe to see if he can find a better price on D&O insurance. D&O insurance needs to be reinstated by August 1st, 2023.
- D. Saddleback Drainage Project: A motion was made by Helen Figueroa to approve the repair work on the damaged drain on Saddleback Road before this Winter. Samuel Bodine seconded the motion. Motion was approved to move forward on drainage project before Winter.
- E. RV/Boat Yard Increase: Frank Gaspar made a motion to increase RV/Boat yard fee from \$120 per year to \$204 per year. This amount will go into effect on October 1st, 2023. Helen Figueroa seconded the motion. Motion was approved to increase RV/Boat yard fees to \$204 per year beginning October 1st.
- F. Parking: The parking rules are going to be revisited at the next board meeting, this will also address boat and trailer parking.
- G. Potential Carports/Structural Engineering: Pauli Engineering came out to Ridgeline and spoke with the board about what steps are needed to move

forward on a design/permits etc. A cost will be presented to the board for approval. If accepted the plans could take anywhere from 2-3 months.

4. New Business: Clyde Shaffer

- A. Carports (Update): The collapsed carports have been a large discussion over the last few months and the board has finally come up with a cost to rebuild them. This process to rebuild or not will be determined by the 91 homeowners that had a covered carport within the association.
- A vote to rebuild the carports by special assessment must pass with a majority vote.
- B. Garbage Issue & Solar/Battery Video Cameras: With the constant issue of homeowners/renters within the association pulling out trash or leaving it outside the dumpster for the wildlife to rummage through, the board has taken the necessary steps to add surveillance. If caught, a very large fine will be imposed!
- C. Barking Dog Issue: The board wants to make everyone aware that during the night, your animals must be brought in. Too many dogs are left outside and bark constantly through the night. This is a noise violation and notices/fines will be mailed out if not addressed.
- D. Parking Rules & Regulations: The parking rules and regulations were tabled. This discussion will be on the agenda for September's board meeting.
- David Minyard will reach out to the Fire department and Firewise for more information.
- E. Board Member Meeting Decorum: The board members will be working on decorum at the up-and-coming meetings.
- Requirements: Behavior in keeping with good taste and propriety.

5. Reports of Committees:

Architectural/Standards & Compliance Committee

- Lot #13 (Extending walkway and deck): The project was reviewed and will be voted on at the next board meeting.
- Lot #63 (Broken tree limbs): The board viewed the broken limbs after the board meeting. The damage was caused due to the last storm and Frank Gaspar will reach out to the gardener to address.

- Lot #18 (Damaged curb): The board reviewed location on common ground and determined that the damage is cosmetic. Timetable to fix has yet to be determined.

6. Owner comments/Letters

- No comments

7. Adjournment: Meeting was adjourned at 10:20 AM

The next board meeting will be Saturday, September 9, 2023 at Clyde Shaffer's house, 40547 Big Pine Trail.

Homeowner's Meeting will be at 9:30 AM within Clyde Shaffer's home.

Homeowners/Renters Present:

Clyde & Lori Shaffer - #41

Helen Figueroa - #54

Frank Gaspar - #07

Samuel Bodine - #62

David Minyard - #15

Tom Simpson - #29

Kevin Smith - #09

William Roeder - #13

Bradford Applin - #25

Pamela Aiello - #30