

# FINAL Meeting Minutes

## Ridgeline Homeowners Association Board of Directors meeting Saturday October 14, 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, Helen Figueroa, and Steve Trotta. Frank Gaspar attended via zoom. 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 September 9<sup>th</sup> 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 September 1<sup>st</sup> to September 30<sup>th</sup>, 2023 (see handout for detail). Total income collected for assessments, late fees, etc. was \$2,443.52. Total Expenses were \$7,130.43 (Common Grounds Maintenance, Taxes, Management Fees, Utilities, Tree Removal and Postage/Delivery). Net income for the end of this month was **-\$4,686.91**. Our total Net Income for the year to date is **\$88,433.08**.
  - 2. Ridgeline Homeowners Association provided a balance sheet of total liabilities and equity amongst all accounts (Edward Jones, Chase Checking & Savings) totaling **\$339,885.19**.
  - 3. Jarrett Sagouspe announced to board members a list of late assessments owed to Ridgeline Homeowners Association (the list outlined 0 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 (September 2023): Clyde Shaffer**

- A. Carports (Update): The board is still investigating the cost of carports. The cost is going upwards of \$700,000 for just the bare minimum steel pole and corrugated steel roof, with no wood work surrounding the poles. We are still waiting for more votes to arrive. We have only received 63 out of 91. Please mail in your ballot, if you have not already. Ballots are due by September 21<sup>st</sup> 2023.
- B. Ferrellgas (Update): The Association is still awaiting on Madera County to finish their inspections of the new meters. It is our understanding that the only disruption of service will be during the installation of meters and tanks. This will take place in phases over approximately 3-4 days. Suburban Propane is aware we are switching to Ferrellgas. Ferrellgas will work in conjunction with Suburban Propane on their tank and meter removal.
- There has been a credit application link for Ferrellgas emailed to everyone. Ferrellgas is requiring a minimum credit score of 650 for their meters, otherwise Homeowners will be required to put down a \$150.00 deposit for equipment.
- C. BBQ (Date/Menu): The BBQ will be on May 11, 2024 after the association's annual meeting. It will be a potluck and the board will barbecue hot dogs and hamburgers.
- D. Boat Parking (Meeting w/ Fire Department after meeting): The board is working on revising the boat/trailer/vehicle parking rules and regulations due to the number of complaints received. David Minyard and Frank Gaspar met with the fire department during the meeting and will report their findings at the October meeting.

### **4. New Business: Clyde Shaffer**

- A. Assessment Increase: A motion was made by David Minyard to increase the Quarterly Assessments to \$380.00 starting January 1<sup>st</sup>, 2024. Helen Figueroa seconded the motion. Motion passed to increase assessments.
- B. Video Surveillance (Update): A motion was made by David Minyard to install 2 additional surveillance cameras within Ridgeline to view the garbage bins and to pay annual fee of \$300 to record the footage. Steve Trotta seconded the motion. Motion passed to install 2 more cameras and to set up an annual service.
- C. Multi-Family Use: The board needs more time to investigate this matter.

- D. Board Member (Update): With Samuel Bodine's resignation the board asked Steve Trotta to step in. He humbly accepted. Welcome Steve!
- E. Inspections / Inspection Timeframe: A motion was made by David Minyard to extend the inspection repair time. All homeowners that received a notice to remove needles from your roof have till June 30<sup>th</sup>, 2024 to complete the work. All other repairs have till September 30<sup>th</sup>, 2024 to be completed. Helen Figueroa seconded the motion. The motion passed to extend the time frame on needle removal and repair work.
- F. Carports/Roads (Update): The collapsed carports have been a large discussion over the last few months. Sagouspe Management, Inc. mailed out a Special Assessment Vote that was due back by September, 21<sup>st</sup>, 2023 and included a vote to rebuild or not which was determined by the homeowners within the Association that had a covered carport.

The vote to rebuild the carports by special assessment would have to pass with a majority vote by the 91 homeowners. There were 91 homeowners involved in the vote, and 75 mailed in their votes. The results are:

*68 Homeowners voted NO on rebuilding the carports*

*07 Homeowners voted YES to rebuild.*

Since the majority votes did not pass the special assessment vote, the remaining funds will be used to fix the areas where the carports were located, excavate the metal pillars, and fill in those areas.

Two quotes were presented to the board to excavate the remaining material within the ground and asphalt the locations where the carports use to be. The amount totaled \$18,190.00. A motion was made by Frank Gaspar to move forward on this project. David Minyard seconded the motion. Motion passed to start project.

*Note: The board is looking to crack seal and slurry coat/stripe the roads next year!*

## **5. Reports of Committees:**

### **Architectural/Standards & Compliance Committee**

- Lot #13 (Extending walkway): The project was denied by the board.
- Lot #35 (Stairs added to North side of home): The project was approved by the board

- Lot #61 (Review bid for exterior work): Funding project was denied by the board.

## 6. Owner comments/Letters

- A homeowner asked if they can leave the boats within Ridgeline till October 31<sup>st</sup> and not September 30<sup>th</sup>.
- The gardener is doing a great job.
- A big thank you to all the board members.
- A homeowner asked f they could go with a composition roof. (Answer/Yes)
- A homeowner found a good chimney sweeper and will provide information to Steve Trotta.
- A homeowner has a clogged drain, which is draining onto his front porch. (Frank will look into this)
- A homeowner asked if we can look into getting gates at the front of the association.
- A homeowner needs a garbage key and Management will mail out key this week.
- A homeowner recommend that we do not transition in winter and to wait till spring to update our gas meters and tanks throughout the Association.
- A homeowner wants to see if the snowplow can plow open parking stalls since the carports are no longer there.

## 7. Adjournment: Meeting was adjourned at 10:33 AM

**The next board meeting will be Saturday, November 11, 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

David Minyard - #15

Frank Gaspar - #07

Steve Trotta - #83

Samuel Bodine - #62

William Roeder - #13

Tom Simpson - #29

Craig & Tami Frieson - #42

Wallace Vahlstrom - #38

Julie Fauquier - #86

Randy & Cathy Martin - #57

Macy Magin - #05

Scott Salyer - #103

Ray Dukat - #74

Jon & Carol Smoot - #36