

# Ridgeline Homeowners Association

5100 North Sixth Street, Suite 164 | Fresno, CA 93710 | support@unitypm.com

**BOARD OF DIRECTORS MEETING**  
**Thursday April 4, 2024, at 4:00am**  
**40547 Big Pine Trail**  
**AGENDA**

*Meeting Rules: No audio or video recording allowed by attendees. However, the Secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act" members may observe the meeting but do not have the right to participate in the Board's deliberations or votes. Members may address issues during the Homeowner Open Forum portion of the meeting. Attendees may not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If attendees become disruptive, they may be expelled from the meeting and fined.*

Call to Order

**Guest via Teams: Steve Ellsworth with DiBuduo & DeFendis Insurance Brokers, LLC**

Approval of Minutes: March 9, 2024

Acceptance of the Financial Reports through February 2024

Landscape/Architectural Report:

**Business:**

1. Collection/Pre-Lien:
2. Parking Stall Realignment:
3. Boat Parking:
4. Board Appointment for Vacant Position: (until the Annual Meeting)
5. Teams/Zoom Meetings:
6. Full Reserve Study:
7. Year End Financial Disclosure: Engagement Letter
8. Legal Representation:
9. Code of Conduct:
10. Collection Services:
11. Lighting Repairs:

- 12. Annual Meeting: July 20, 2024
  - a) Appoint Inspector of Elections
  - b) Appointment by Acclamation

- 13. Insurance:
  - a) Insurance Disclosure
  - b) Policies

14. Firewise Update:

15. Committees: Architectural, Landscape, Social, etc,

16. Correspondence:

*Homeowner Forum – The homeowner forum is the time devoted to owners to speak to the Board. Each Homeowner will have 3 minutes for your presentation. No action can be taken on any item not listed on this agenda. The open forum is not a part of the meeting so no items discussed will not be recorded in the meeting minutes. Homeowners must attend to hear the discussions.*

*\*\*As per California law, Boards have the discretion to address comments and answer questions during the forum but are not required to do so.*

Adjourn to Executive Session

**Executive Session:**

Adjournment:

**The next meeting is scheduled for May 2, 2024**