

**The Ridges Homeowners Association  
Minutes for June 19, 2014 Board Meeting  
Bravo Restaurant**

**Call to Order at 6:36**

President Ramsay called the meeting to order. Those in attendance and constituting a quorum were Susan Ramsay, Dixie Westerlin, Damian Howard, George Corkle, Abby Devin, Aaron Johnson, & Rick Underwood. Dan Park was absent.

**Welcome & Introductions of Guests**

From Fairway Ridge, Cindy Maher. Cindy attended due to her interest in becoming a member of the Board.

From Lamb Real Estate, Property Management Company, Mark Lamb, Barb Ward and Alex Cherubin.

**Board Officer Election**

Susan Ramsay, President; Dixie Bednar, Vice President; Damian Howard, Treasurer and George Corkle, Secretary were re-elected unanimously to these offices on the Board.

**Approval of Minutes**

The May Monthly Meeting Minutes and the 2014 Annual Meeting Minutes were approved.

**Treasurer's Report**

The Treasurer's May Financial Report and Year-to-Date Report was given and approved. Some key points were made as follows:

- Approximately 8.5% of annual dues are unpaid. Liens will be placed on such properties.
- Total costs for the new entrance signs/landscaping is approximately \$75,000.
- Increased maintenance/upgrading costs for irrigation systems were less than expected due to the avoidance of installing new meter pits for water supply.

**Bids & Proposals**

Grounds care issues (primarily related to "winter kill" of trees & shrubs).

The Board approved items 1-10 & item 18 for LL&B and items 11-13, 15-17 and 19 to Enfield's.

Item 14 is on homeowner's property and item 20 was already completed by BHOA.

The Board approved installation of meters & controllers for CTH property.

The Board reviewed the final invoice of Dolphen's Design and Sign final invoice.

**Property Manager's Report**

Property Manager Alex Cherubin presented the Manager's report.

Administrative -

Six (6) new residents moved into The Ridges since May 22.

Grounds Care -

Maintenance & Repairs -

Board approved repairs to concrete on sidewalk and pavilions at the park per the proposal from Tom & Ron's Repair.

National Farmers reset the breaker for the pump at the East pond.

McClellan Irrigation made misc. repairs.

Covenant Violations -

The Board discussed problems with some homeowners who take too long to comply with the covenants after receiving a violation notice and agreed less time should be allowed to comply with 2<sup>nd</sup> notices. For example, the 2<sup>nd</sup> notices to the CHR homeowners who have not yet complied after

receiving 1<sup>st</sup> notices shall have only 7 additional days on their 2<sup>nd</sup> notices prior to being assessed a per diem assessment for non-compliance. Depending on severity of violation, time limits could be shortened even further.

#### Communications –

Property Management will inform the DCE homeowner requesting reimbursement from RHOA for water damage to his landscape, that the break was caused by work on the homeowner's property (not by RHOA) and that RHOA had to spend \$160 to fix the damage from the homeowner. In addition the homeowner performed the work without DRB approval and needs to submit a DRB for the work performed. The Board will not reimburse the homeowner.

The Board approved a CRM homeowner's request to email a flyer to CRM residents for a children's Fourth of July event for residents of CRM.

#### **Security Reports**

Security reports were reviewed and discussed as well as the recent cases of breaking in to homes and garages and stealing items. It was also noted that there were several instances where teenagers were seen driving golf carts and ATV type vehicles on the streets and golf course at night.

#### **DRB Log**

The status of DRB submittals and approvals was discussed. Several projects will be reviewed to Determine if DRB applications were submitted, were approved, etc.

#### **Board Communications**

Ice Cream Social will be held on Sunday, Sept. 14 from 3:00 to 5:00.

#### **South Ridge Update**

Willie Douglas of Malibu Homes, agent for SOR owner/developer Doug Kluver said he will have the 2 dead trees removed from the entrance center island in the next week or two so LL&B can improve the area.

#### **Entrance Sign & Landscape Improvement Update**

Signs, landscape and annual flowers are complete. Electrical work should finish with new light Installation and wiring at all entrances soon, depending on OPPD project to run electricity at 189<sup>th</sup> and Pacific Sts.

#### **New Business**

Our Life advertising publication discussion was delayed to July meeting.

#### **Unfinished Business**

WH and WP Agreements were discussed briefly. Susan Ramsay will contact RHOA attorney before next meeting to review and advise on terms of Agreement.

#### **NEXT MEETINGS:**

Next Monthly Board meetings through summer: July 9.

#### **Executive Session**

The Board discussed miscellaneous items and approved appointing Cindy Maher to serve on the Board, dependent on her acceptance.

#### **Adjournment at 9:04**

Minutes submitted by Board Secretary George Corkle

#### **Attachments:**

May 2014 Financial Review