

HOA Board Meeting  
April 3, 2018 6:40 p.m.

Amber Bird, Richard Bird, Vic Petersen, Amber Ringger, Braun Edwards

- Dog DNA Registration
  - Need to find the dog owners - can't fade away.
  - Richard feels the grounds have less waste now
- Amber B suggested copy of Rules in all units - especially in rentals and STR
- Signage
  - Weight Room
    - Under 12
  - Parking - not currently
  - Trash - Yes, move forward
  - Speed Limit
    - 5 mpg
    - Will need to cement into ground
  - Braun will order speed limit & trash
- Balcony Rule
  - Has been updates in Rules & Regulations and posted to site (Amber B 4/2)
- Parking Permits
  - Vic in charge of ordering
    - Brought samples of hanging tags
      - Order 400 - 2 per unit + backups & visitor for extended stay
  - Richard & Braun vote to postpone, Vic would like to follow through
- Spring Clean Up
  - Trailer needs to be cleaned out
  - Vic can bring trailer to Ridgestone for residents to load up on April 21st
- Smoking Rule passed 77.8%
  - Vaping
    - Need a list of current smokers and current renters
    - Amber B find fines
- Braun look into CC&R's to verify voting rules before contacting lawyer
- Bulletin Board with community info
  - Postpone until next meeting

#### Newsletter Needs

- New smoking rule
  - No smoking or vaping (Rules & Regulations has list i.e. cigars, electronic cigarettes, pipes, etc.) on Ridgestone property
  - Current residents who smoke need to e-mail and let us know so they can be grandfathered in
  - Are units grandfathered in, or just the current renters?

- Clean up trailer April 21 8a-4p
- Dog DNA
  - Great results so far
  - Must contact us to register if they haven't yet
- Pool rules reminder
- Parking
- Trash needs to be dispersed among all dumpsters

#### Richard Bird

- Call Dominion about gas
  - Vic call plumber friend
- Trailer
  - Lots of materials from builders
  - Needs aluminum or wood steps
    - Vic will build stairs

#### Amber Ringger

- Budget Report & Review
- Create line item for projected income
- Amortize Insurance
- Snow Removal - break out cost of salt vs labor
  - Maybe find vendor to deliver pallets of ice melt
  - Is there a cheaper way to salt next Winter?

#### Amber Bird

- Check ballots to ensure count is accurate on ballot items
- Leaks
  - Dennis out of town until Saturday. Will call Monday morning and get an update. If he is unavailable or wants to pass on the job, will need to find someone new
- Pets
  - Ask Jon which buildings have problems
- Lighting Audit
  - Should receive from Wyatt any day
- Hives
  - Find out who gave us a bid - Maybe MD
- Pests
  - Vic check into twice a year, and extra spray as needed. Could be MD who agreed to that, or Buffos
- Kellie
  - Will start cleaning on April 9th
  - Amber B will meet up with her before then to go over list and give her keys