

HOA Board Meeting

Date: 03/06/2018 Time: 6:34 PM

Amber Ringger, Amber Bird, Braun, Richard, Vic, Debbie, Clifford

Agenda:

- Welcome Richard Bird as new Board Member
- Conclude Voting
- Dog DNA Registration
- Budget Review
- Signage
- Balcony Rule
- Dominion & PSC
- Reserve Balance
- FHA Certification
- Clubhouse Management
- Cleaning
- Parking Violations
- Maintenance
- Parking Stickers
- Kellie's Bid
- Wire in pool room

Welcome Richard Bird-

Richard is the new Ridgestone Board Secretary. He is taking the place of Maurice Rokovitz, who served from November 2016 until now (date above). Richard will be on the Board for three years (2021).

Reminder: Braun will serve until 2019, Vic until 2020, and now Richard until 2021.

Voting - Need 1 more ballot to be at 75%

Dog DNA

24 dogs registered so far

Need to find those that haven't registered

1st offense warning - have 1 week to register

If not registered within 1 week, fine of \$150

After another week, fine of \$300

Amber B & Debbie will go around complex to find dog owners and post warnings

Signs

Two at entrances

5 MPH - Colored or reflective so they are more visible

Visitor Parking - Stating parking policy is enforced
Trash Signs - 7 trash cans in 4 areas - \$61 per sign
Order 1 for each area to reduce cost

Balcony Rules

On warning/fine, list the allowed items
No appliances, no freezers, no kayaks
Bikes - not in rules as being OK. Also cannot keep under stairs.
Balconies are not storage area.
Rules are to keep a nice, clean, organized environment.
Look into installing bike racks in concrete
Richard B. find bids
Amber B change wording in the Rules when Debbie sends revised with 2 bicycles added.

Insurance - \$18,000+ per 12 month period. Pay 25% up front. Remaining distributed among remaining months. Amber will change to be paid over full 12 months.

Dominion - Extra high in January. Company reread the meter, said it's correct. Amber called Public Service Commission. Supposed to get a phone call within 5 days.

Reserve Balance - \$13,000

FHA - for FHA, 20% of budget in reserves (\$90,000/18 months). 50% ownership. May need to put a rule in place to stop the renting. Might need to go to a vote. Current renters would be grandfathered in.

Lawn Care - bids now if we're changing.

Watch how many times and for how long lawns are being watered.
Amber R contact MD to set budget & let them know extra work needs to be approved by the Board prior to the work being done.

Jace Palmer was interested in lawn care last year. Maybe he can do the extras for less than MD

Amber B get bids, Amber R talk to MD

Clubhouse Cleaning

Paying current clubhouse cleaner \$425 a month. Is asking for more. Board unhappy with work being done.

Kellie wants \$385 + \$75 for windows to be done once a month.

Amber B contact Kellie to let her know she's approved. Find out when she's ready to start.

Debbie has tagged 28 cars to be towed. All have moved with only 6 having to be towed.

Almost out of RV spots. Amber B send Amber R current RV list.

Commercial vehicles (with signage, box trucks, etc.) cannot be on property. Need to be tagged to move. Can pay \$25 for another spot on the back wall.

Temp tags on licenses are peeling (months) - post notice that they need to get that taken care of. Debbie may be able to get month stickers. Owner needs to show current registration to get a new one from Debbie.

Need a shed for pressure washer, shovels, buckets, etc. Use Ryan & Stan's trailer for that.
Richard B talk to Ryan or Stan

Clifford can pressure wash. Jon Garfield used to do it, has info on using it. Breezeways and steps need to be done in all buildings

Amber B reach out for lighting audit again

Richard B find camera bids

2 vehicle parking stickers per unit - Vic contact Maurice, who may have the ordering info for them

Clifford to build pigeon trap - talk to Doug, if needed

Maintenance

- Steps broken or missing bolts

- Metal frame over top edges (building 8?) helps preserve the concrete

- Richard B make a list of issues at each building and send to Clifford

Paint color of doors - Amber R contact painter