

Ridgestone HOA Board Meeting

August 24, 2017

1) Maintenance Crew Report – 10 minutes

Still have duplication on garbage clean up and cleaning of the clubhouse

Lynette- The main thing with the garbage that they are taking care of is cleaning all the dumpsters of big items and take out to the dump

Vic- lets designate a trailer spot in the RV parking for big items

Look around for a used dump truck?

The main thing to decide is how much we can afford to pay

RV Parking- not responsible for theft or damage- Sign a waiver

Maybe get an electronic lock? Maurice will research options

Get signs for the gates

2) Pest Control Project Status- sprayed last week

3) Board Member Reports

a) Vic

b) Parking Permit Discussion-

Maurice- One parking tag color for covered and one for open parking?

Braun- What are we trying to solve?

Maurice- people that have more than 2 cars,

How do we enforce the problem but permits are going to be costly and costly to monitor?

Give all tenants 2 parking tags, all homeowners get 1 tag and RV parking different color

Things have been really lack here but if we start enforcing it we have to be strong up front

Braun- I think people should be able to purchase extra parking permits

Maurice- rules are not being followed, there are 2 spots per unit

Vic- this is zoned as single family living

Amber- Maybe paint visitor parking stalls?

Maurice- do an analysis- count how many spots are available, we have rules that need to be followed

Vic- we will do some more research. Visitors have to be accommodated, these are people's homes

Maurice will research some more

i) Handicap Parking Striping- Vic will order stencils

ii) Official Time Cards- Use a spreadsheet to track time and job

c) Braun

i) Pigeon Plan- Braun will build a trap with Doug

ii) Building Fire Alarms-

Bldg 3 BBQ set off patio sprinkler

Ban BBQ on patios?

Ceiling fans?

Bldg 12 went off from a BBQ in the breezeway and smoke went into the door to set it off

Put info in newsletter- \$225 for repairs

Bldg 10- need to clean the alarms in the breezeways, and inside units

d) Maurice

i) Pool Update- Alan looked a ceiling, maybe put wider strips?

- Maurice would tear down and then replace
Or replace over the old FRP?
There is some cracking in the pvc in the mechanical room- need to look at replacing soon
- ii) Clubhouse Clean Up- Stephanie
Quality of and there is a language barrier
Is there room for correction? Give her a checklist with details
Once a month, Windows, tape, black marks on walls, bathrooms
Amber & Maurice will create a list and give Stephanie a chance
 - iii) Garfields- Maurice called and talked to Jon Garfield, He said he would do it for a \$500 flat fee
Lynette feels like she is being outsourced- They were hired for maintenance not cleaning
Dog DNA- help the cleaning crew
\$35 per dog for registration and test
Ballot items – Do you want to keep pets or you have to register your dog?
Caught not registered- get a fee
How will we know if a dog has been registered?
Maurice has done a lot of research on this and most communities don't have a problem with poop
at all after the dna samples are done
Braun will email the board all the info
 - iv) Clubhouse inspections (checklist?)
 - v) Ballot Initiatives
 - vi) New Board Member Election-
Put the ballot items out there and vote for a new board member with them
Have an attorney review CC&R's and adjust changes
What do CC&R's say about replacing a board member?
Maurice's term will be up in January. Start searching for new board member in October.
 - vii) Pet Messes – Dog DNA
 - viii) Roof Repairs- Amber