

**April 2, 2022**

**Ridgeview Estates HOA Members Meeting**

**Call to order at 2:31 PM**

**Roll Call:**

Present:

John Schumacher - President  
Allen Schmidt - Secretary  
Jim Starr - Treasurer  
Dennis Birge  
Mike Babbitts  
Grant Rice  
Scott Hansen  
John Williams  
Marlis Birge  
Dan Valencia  
Sondra Valencia  
Cheryl Kimball  
Spencer Kimball  
Stacy Reece  
John Reece  
Linda Anderle  
Sue Schmidt  
Shausta Sponaugle  
Guy Sponaugle  
Boots Zeller  
Tammy Zeller  
Wes Clapper  
Tammy Clapper

**Review and Approve Minutes from Last Meeting:**

Minutes from March 27, 2021 member meeting were reviewed. Motion for approval was made by Sue Schmidt. Second by Cheryl Kimball. Motion passed.

**Treasurer Report:**

Jim Star reviewed finances for the last year. The new accounting firm has the books well organized. They now reflect all our assets, and this will come in handy if we want to obtain financing. We have \$16,000 in the bank and \$8,00 of bills remaining for 21-22.

22-23 proposed budget highlights were: road expenses will remain consistent with last year, moving to class A water system will incur more costs. With the approved dues and assessment increases, there is a projected budget surplus of \$16,730 for 22-23. The board of directors approved the budget for 22-23.

**Board Positions and Officer Assignments:**

John Schumacher announced that he will step down from the board president position on June 30, 2022. Scott Hansen has been nominated to fill a vacant board position. No other HOA members volunteered to accept a nomination for board positions. Voting by membership will take place before July 1, 2022. The following board officer positions for 22-23 are:

President – Jamie McGrath

Vice President – Gary Kennedy

Secretary – Allen Schmidt

Treasurer – Jim Star

**Old Business****Next Steps for Community Lot:**

John Schumacher outlined possible enhancements to the community lot, including water and electrical installations. Plans to move forward with these items were tabled by the board.

**Update on Entrance Maintenance and Upper Entrance Stone:**

John will get a bid from Aaron to install the stone at the upper entrance. Mike Babbitts will continue to maintain the two lower entrances.

**Update on Water System Classification and Impacts.**

Some required improvements to the water system are anticipated because of the move from a class B system to a class A system. More frequent testing will be needed, and we may need to install a water chlorination system. The State of Washington will determine when the improvements will be needed.

Water meter cost will increase to \$3,000 due to increases in parts and labor. You can install it yourself, but Aaron will need to inspect and approve the installation before it is filled in.

**Update on Delinquent Dues Status:**

There are currently no dues delinquent past two years.

**New Business****Present Road Repair Plan for 2022:**

22-23 Road repair will remain consistent with last year with continued work on the shoulders. The road budget is dropping from \$29,000 to \$24,000 for 22-23. The current road repair program is projected to last two more years.

Contact the president if you would like to have your driveway or approach paved during the road repair season. The contractor will provide an estimate.

The damage deposit for construction equipment damage to roads will increase to \$600. The president will determine if the deposit covers the cost of repair. In most cases, the deposit is returned to the owner.

**Discuss forward Plan for road Repairs:**

Future road plans include establishing a road repair account and taking out a loan to chip seal the entire road system after current improvements are completed.

**Present Approved Dues and Assessments for Discussion:**

The board of directors has approved an increase to the annual HOA dues for 22-23 from \$360 to \$430 per lot, and an increase to the 22-23 HOA road assessment from \$240 to \$260 per lot. These increases are projected to yield a budget surplus of \$16,730 for 22-23. The Ridgeview dues are comparable to 7-Bays and Deer Meadows.

**Discuss adding Additional Mailboxes at Lower Entry's:**

Seven residences are signed up to use the community mailboxes. A plan will move forward to add one unit at each lower entrance by July 1<sup>st</sup>. Usage is optional, but this will need to be verified.

**Present Plan for Water System Reserve Account:**

The board approved the creation of a water reserve account that will be dedicated to future repair and improvements for the community water system, and also that \$2,500 should be placed into that account.

**Review Board Approvals for 22-23:**

At today's board of directors meeting, the following items were approved:

1. The 22-23 budget.
2. Dues increase and roads assessment increase.
3. Establishment of a water system reserve account and adding \$2,500 to it.
4. Increase the fee for water meter installation to \$3,000.

**Other New Business:**

The following items were discussed:

1. New shorter light poles, maybe with LED lights.
2. Establishment of a quiet time in the neighborhood. Opinions were mixed. There have been no issues yet, and it would be hard to police. Board can set a policy if needed.
3. May need a policy addressing dust from construction. Members were asked to keep the ground damp if the vegetation has been removed.
4. Some items were taken from a boat last year.

The meeting was adjourned at 3:27 PM.