

May 27, 2023

Ridge View Estates Members Meeting Minutes

1. Call to order at 11:00 am

2. Introductions

Present:

Jamie McGrath
Gary Kennedy
Jim Starr
Allen Schmidt
Grant Rice
Dennis Birge
John Williams
Marlis Birge
Sue Schmidt
Michelle Rice
Brandon Smith
Dawn Smith
Steve Gibson
Sharon Gibson
Rick Anderle
Linda Anderle
Spencer Kimbal
Cheryl Kimbal
Sasha Vinkicevic
Boots Zeller
Tammy Zeller
Dan Valencia
Sondra Valencia
Mitchell Day
Michael Dolenga
Inesse Dolenga
Laurie Sand
Vicki Dutton
Scott Kahler

3. Review and Approve Minutes from 4/2/2022 members meeting:

Minutes from the April 2, 2022 member meeting were reviewed. Motion to approve was made by Gary Kennedy, Second by Dennis Birge. Motion passed.

4. Review of Finances and Budget:

The group discussed the need to establish a cash reserve account for emergency repairs to the water system and other infrastructure. In May, the Board approved a 20% dues increase for 2023/2024 for both general dues and the special roads assessment. That increases the current dues of \$690 (\$430 + 260) to \$828 (\$516 + +312) per lot. The increases will be used to begin building a cash reserve account. The target amount is \$15,000 to \$20,000. The plan is to start the reserve account in the spring of 2024. The board strategy is to set up separate bank accounts to hold these funds. Two separate reserve accounts will be set up. One for general reserve, and one for roads. The 20% general dues increase (2023/2024 and future) will go directly to the general reserve account and will be held in reserve for unanticipated costs for water system repairs and other high priority items. The unspent 2022/2023 roads funds as well as all future roads assessments will go into the roads reserve account and be used to fully repair the road system.

The group discussed the program for covering the cost for road repair incurred by individual lot excavation. The settlement of initial deposits vs. actual repair costs will be completed when all the construction work for the specific lot is completed. It was also noted that everyone pays for road damage caused by equipment not tied to specific lots.

5. Road Report

The overall goal is to finish paving the edges and double chip seal the entire road. The board feels that it is best to do some road repairs each year. We will be contracting with Black Diamond Asphalt Paving out of Spokane. Board members are marking spots for repair. The initial bid this year for 4,500 Sq FT was \$34,000. The target budget amount for this year is \$40,000. Owners should contact Gary Kennedy if they are interested in paving their driveway apron at \$8.00 SQ FT. They are planning to complete the repair work in September. Other housing developments in the area will also participate in this paving window, thus keeping down the travel costs for the paver. The current chip seal dig-up material will be spread on the overflow lot. Owners may put oil on Bitterroot Lane.

The association is planning another community cleanup this fall. May need to look closer at drainage and some culverts need to be cleaned out. Some dead trees need to be taken down.

6. Mail Boxes

The postmaster has given the association new rules for installation of mailboxes. Each lot that has the potential to receive mail will need to be allocated a box. We will need around 60, and currently have 24. We need to purchase and install all the rest of the mailboxes we will need when the next expansion takes place. Brandon and Dawn Smith volunteered to contact all HOA members and determine exactly how many more mailboxes we will need. We hope to be done by the end of the year.

7. Community Lots

Overflow parking lot.

This lot is for short term parking (less than 30 days). It is not intended for long term storage. Contact Jamie if you need to store something longer.

Playground

There was discussion about the level of usage, the condition of the picnic tables, and the installation of a shelter.

8. Web Site

The company we currently use has not met our needs. The web site crashed after a recent software update, and they restored it to a version of the site that was over a year old. We are moving to a new hosting service. The group discussed additional features, like notifications when updates are made.

9. Board Membership

There are two openings on the board, one new position the board wants to add, and one for a current member who is stepping down. Brandon Smith and Michelle Rice were nominated. A board member election via e-mail will take place shortly. Tammy Zeller volunteered to step in as a board member next year to work on Budget and Finance.

10. New Business

Multiple RVs on lots.

The group discussed options to deal with lots where multiple RVs are parked. Some of them are short term situations when owners have visitors, and others are when owners share the lot for the entire RV season. The CCR's clearly state that only one RV is permitted on a lot. The group clearly was in favor of a more relaxed approach that avoids policing owners about RV parking violations because of sharing with friends and family. To resolve this issue, the members in attendance were in support of the drafting of a board policy on RV parking. It will allow for expanded usage during the primary summer RV season from Memorial Day through Labor Day. During this time, owners could park multiple RVs on their lot to accommodate friends and family. Multiple RVs would not be allowed during the off season from Labor Day to Memorial Day.

Renting RV Spaces on Lots

The group discussed the RV lot that is currently offered as a rental. The lot owners present agreed that this practice went against the CCR's and should not be allowed. The Ridgeview Estate lots are for residential purposes only, and not for businesses.

11. The meeting was Adjourned at 12:47 PM