

July 3, 2023

RidgeView Estates Board of Directors Meeting

Call to order at 9:00 AM

Roll Call:

Present:

Jamie McGrath
Jim Starr
Allen Schmidt
Grant Rice
Gary Kennedy
Scott Hanson
Michelle Rice
Brandon Smith

Welcome all RVE HOA Board to Meeting – Jim Star

Jim turned over the meeting to Vice President Gary Kennedy.

Call the meeting to order – Gary Kennedy

Review: Nominate Officers and New Board Members for 2023

Jim announced the resignation of John Williams from the Board.

Gary talked about the need for board members to increase their efforts to help the president with HOA Operations. These key points were discussed:

- Every committee needs to have a chairman that will take the lead on committee assignments and communicate with the president on issues and for approvals. The following committee chairs were identified during the meeting, Roads – Gary, Water – Jamie, Building Plans – Grant, Mailboxes – Brandon.
- All HOA policies, rules, and procedures need to align with Washington State RCW's that address Homeowners Associations.
- A feature will be added to the web site by Michelle that allows owners to submit questions, comments, or issues. This will be monitored by board members and will allow all board members to work with owners in a more organized and responsive way.
- A notion was put forward and seconded to appoint Jamie as board President. The motion was approved. Jamie accepted the nomination and the appointment.
- Michelle and Scott were appointed by the board to fill the vacancies caused by the recent resignations of Mike Babbits and John Williams.

- Allen will research the status of the terms of existing board members and the expiration dates of their terms. A plan to document and align terms with the HOA rules will be developed and submitted.
- The board should consider sending written notices to owners that violate HOA policies of rules.

Review: Update on Web Site and Update on Sending out Email Alerts.

The new web site is up to date and is working well. There are still some issues with mobile device access.

Michele and Grant will research a service that allows us to send notices out to all the owners via mobile device text messages. This will allow the board to connect with members regardless whether they prefer email or text messages.

The group discussed the need to construct single topic messages on important topics and include key elements of the message in the headline or subject. This will make the those critical messages more noticeable and hopefully will be read by more owners.

The group also discussed the need for a periodic newsletter. They should include important topics and other reminders.

The committee discussed the need to create a community bulletin board to post important messages.

Update Well Problem and Cost to Members.

Janie reviewed the status of the well failure. The damage caused by usage was significant enough that a repair was not possible. The cost to replace the motor, pump, and pipe is \$30,000. Approval has been given for the contractor to proceed and the work will be completed in the next few days. The HOA has roughly \$24,000 in the bank and the board anticipates the upcoming revenue from the 2023-2024 dues payments will cover the rest.

The board is planning to submit a proposal to the membership via email asking them to vote on approval of a special assessment of \$325.00 per lot to pay for the well parts and installation. There are 92 voting members, and a 2/3 majority (60) will be needed to move forward with the special assessment. No response to the email will be considered a yes vote.

The sequence of communications for the next few days and weeks is as follows:

1. A single topic message will be sent out to members describing the 20% regular dues increase approved by the board.
2. The annual invoices will be sent out to members for the collection of regular dues and roads assessment dues.

3. A single topic message will be sent out to members describing the emergency work that was done to the well, how much it cost, how it was paid for and the need to replenish the HOA bank account through a special assessment. And that members will be asked to vote on a proposal to implement the special assessment.
4. A message will be sent out for owners to vote on approval of the special assessment for well repairs.

Review: Update on Mailboxes

RVH has acquired a mailbox with extra slots in it, and they will be offered to RVE owners. Brandon will continue to coordinate the review of the rest of the mailbox allocations, with Jim's help. The RVE HOA will pay for the mailboxes.

Review: Update from the Building Committee

Scott was added to the committee.

Review: Update on Road Repair for 2023

The HOA will no longer refund the damage deposit for construction equipment damage to the roads. Grant will adjust the web site documentation as needed.

The roads upgrade budget for 2023-2024 will now be limited to \$34,000.

Any Open Business to Discuss

The board agreed to hold at least two meetings a year.

Jamie described a recent incident where a truck was filling its water tank from one of the RVE fire hydrants. The usage of fire hydrants for water tank filling is only permitted if the owner needing the water agrees in writing to repair any damage done to the hydrant. A message on this topic needs to be sent to owners.

A message needs to be sent to owners indicating that fireworks are not allowed in the development.

The meeting was adjourned at 11:00 AM.