

**October 28, 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  
Brandon Smith

Absent:

Michelle Rice  
Scott Hanson

**Call the meeting to order – Jamie McGrath**

**Financial Report - Jim Starr**

The association has \$46,000 in the bank. The bills for this year's water system and road repairs have been paid. There are about \$6,100 in unpaid member dues. The board agreed that we should wait two years before placing a lien on the property.

The association operating budget is around \$2,000 per month, so we need \$18,000 to \$24,000 to make it through the rest of the fiscal year.

**Mailboxes - Jamie**

The inventory recently completed by Brandon and Jim indicated that we need 80 boxes to service all of the RVE lots. So, we need to buy four banks at 16 boxes per bank and add them to the 16 boxes we already have. They are manufactured by Florance Manufacturing. The four banks will cost around \$7,300. We also need around 2 yards of concrete at \$200.00 per yard. The post office will provide two large parcel boxes, as they no longer want to deliver large packages to individual houses. They want the entire mailbox inventory to be installed and allocated all at once. The estimated cost of the project is \$10,000 to \$12,000. We should pour the concrete asap and tag it on to another delivery in the area to reduce the cost. The boxes will ship in 7 days after the order. The board will ask Aaron to participate in the installation. Allen made a motion to move forward with the purchase and installation of the boxes. Gary seconded. The motion passed. The target date for the availability of the new boxes is March 1<sup>st</sup>. The current group of individual boxes located at the development entrances will be eliminated.

**Single Sign at Entrance - Jamie**

Jamie proposed that the association replace some of the individual signs at the development entrances with a single sign at each entrance and one sign at the intersection of Lakewind Drive and Sunridge. The sign would include the following messages:

- No Fireworks
- Excavation Permits Required
- No Hunting
- No Shooting

### **Outdoor Lighting - Jamie**

The plan is to replace the light fixtures on the streetlights with a more appealing and cheaper LED version. This could proceed in the next fiscal year if funding is available. Also, the consensus amongst the group is that we need fewer yard lights.

### **Feeding the Animals - Jamie**

Jamie has received a call from at least one owner about the feeding of the wild animals in the neighborhood.

The discussion proceeded as follows:

- It is not illegal to feed wild animals.
- The food given to them is not good for them and may eventually cause them harm.
- Owners should be able to feed them on their property if they want to.

The board could not reach a consensus on the topic.

### **November 11, 2023, Work Day - Jamie**

The focus is to continue with the cleanup of ditches and right of ways.

The swimming pool on lot 21/22 was drained twice this year. The runoff filled the ditch below with sand. The owner did not adequately dig out the ditch. If the ditch repair work does not meet the development requirements, the owner will be charged for hiring someone to clean it out.

### **Board Member Election – Jamie, Allen**

The board reached an agreement that the recent board member term review completed by Allen that resulted in the Nov. 2023 board member election was adequate to clearly document the past and current terms of board members and to reaffirm the board member election process. Both Jamie and Allen were elected to three-year terms that will expire in 2026.

The current board membership is as follows:

Term expires in 2024 –Michelle Rice, Brandon Smith, Gary Kennedy

Term Expires in 2025 – Grant Rice, Scott Hansen

Term expires in 2026 – Allen Schmidt, Jamie McGrath

The next step in preparing for the 2024 board member elections is to send out a message to all members asking for interest and nominations for the 2024 board member election.

Jim is planning to step down as board treasurer in 2024. He also expects that there will be a new RVH owner filling that board position in 2024. An existing member will take his place as treasurer. Jamie plans to step down as board president in 2024 but will remain on the board.

The meeting adjourned at 11:25 AM.