

May 20, 2024

Ridgeview Estates Board of Directors Meeting

Board President, Jamie McGrath, call the meeting to order at 9:07 AM

Roll Call:

Present:

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

Absent:

Scott Hanson

Review of Minutes from the BOD Meeting on 10/28/23 – Gary Kennedy

Mailboxes will be arriving at the end of next week. The final purchase price is around \$7,997.00. The concrete has been poured.

Consolidation of entry signs is complete.

No action was taken on outdoor lights due to lack of funds. There is interest in installing LED lights at a lower level.

Some work was completed during the workday. The winds prevented much burning of debris.

Elections were completed last year. Jamie and Allen were re-elected.

Scott Hansen is stepping off the board.

Financial Report - Jim Starr

The board discussed the proposal of establishing a paid administrative position to complete tasks currently performed by the HOA Accountant. Tasks would include answering member questions, managing accounts receivable and accounts payable, picking up the mail, running the elections, coordinating with the HOA accountant, updating the web site, and member communications. The HOA accountant will create a list of tasks that should transition to this new position. Michelle would step down from her current board position to take on this paid administrative position. The initial pay would be \$50.00 per hour. The plan will be reviewed in 6 months. The budget for this position will be determined at that time. Brandon made a motion to move forward with this plan. Allen seconded the motion. It passed unanimously.

Jamie reported that the association will end up with \$15,000 to \$20,000 at the end of this fiscal year, which will be put in the reserve account. He indicated that the HOA needs \$100,000 in the Major Asset Reserve Accountant to cover any unexpected costs. The board discussed increasing the member assessment by 20% to \$993.60 per lot. The proposed high-level budget for 24-25 is Operations - \$43,000, Roads – \$35,000, and

Reserve \$10,000. Gary made a motion to accept the assessment increase and proposed 24-25 budget. Grant seconded the motion. It passed unanimously.

Board Membership and Assignments

Brandon volunteered to help with road improvements.

The board needs to recruit new board members. There are currently two vacant positions (Scott and Michelle) and Gary will leave the board when his lot sells. It is a 3-year commitment. If we are unable to recruit board members, then we will have to pay someone to complete the board duties, which will increase the budget and member assessments. There will be another board election this summer.

Message to Owners

Michelle will send a message to owners before the summer reminding them about conduct and issues.

Outdoor Lighting

Brandon will do some research on modification to the streetlights including lowering them and installing LED bulbs.

3rd RVE Entrance Sign

The group discussed the possibility of resurrecting the RVE entry sign stored behind the pump house and installing it at the upper entrance. The board will pursue this when the budget is available.

Minor Improvements - Jamie

Jamie discussed the need to work with Aaron to complete some minor improvements including cleaning out some of the ditches.

The meeting adjourned at 10:45 AM.