

May 24, 2024

Ridge View Estates Members Meeting Minutes

- 1. Call to order at 10:05 am**
- 2. Introductions and Welcome**

Present:

Jamie McGrath
Gary Kennedy
Allen Schmidt
Grant Rice
Dennis Birge
John Williams
Marlis Birge
Sue Schmidt
Michelle Rice
Brandon Smith
Steve Gibson
Sharon Gibson
Cheryl Kimbal
Boots Zeller
Tammy Zeller
Laurie Sand
Vicki Dutton
Scott Hanson
Steve McLaughlin
Nick Oniskey

3. Review and Approve Minutes – Allen Schmidt

Allen read the minutes from the May 27, 2023 members meeting. Jamie emphasized the policy on short term rentals. No questions were asked.

4. Review of Finances and Budget – Jamie McGrath

One of the wells went out, and it took a \$250 per lot assessment to fix it. The new mailboxes are done. Some work was done on the overflow parking lot.

The new name of our reserve account is the Capitol Asset reserve Fund.

The HOA has about \$35,000 left in the bank for the remainder of the year. We will have about \$20,000 left at the end of the year, and it will be placed in the Reserve Fund. First time in quite a while we have had funds left over.

The HOA is in the process of taking the non-accounting tasks away from our accountant, Andy Schrek. We are hiring Michelle Rice and Tammy Zeller to complete those tasks. They will complete other administrative tasks as well. Tammy and Michelle have been working on the scope of these new assignments.

There will be a 20% dues increase this year, and the new per lot total assessment for 2024-2025 will be \$993.

The RidgeView Heights assessment of \$300 per lot will not change.

The group discussed the question of how many future dues increases will there be. While it is hard to determine when the dues amount will level off, a couple of key points were made. We are less than 40% done with the repair of our roads after working on them for 4 years. Also, other Home Owners Associations in the area have reserve accounts of over \$100,000. The neighboring 6 lot Ridgeview Heights development has a \$1,200 per year assessment.

Road damage from construction equipment was discussed. The owner pays a \$600 non-refundable fee up front. Lot owners are encouraged to unload equipment on the lot, and not the road.

There are currently 6 board members. More are needed. Boot Zeller and Michael Dolenga volunteered to be on the board. Steve McGlaughlin will represent RidgeView Heights replacing Jim Star.

All issues that members would like to board to address should be sent through the web site.

5. Committee Reports

Roads – Gary Kennedy

We have \$30,000 budgeted this year. We are measuring roads now. Black Diamond Asphalt will do the work. Let Gary or Jamie know now if you want some work done, not when the asphalt truck shows up.

Some of the repaired areas are cracking. Gary and Jamie will investigate that.

Black Diamond will not be doing the final chip sealing.

Building Plans – Grant Rice

Lots of construction going on. For the most part, members are aware of the fee and plan submittal requirements.

The question came up about how the board is notified when lot ownership changes. Right now, the accountant is notified, and this needs to go to Michelle also.

Water System – Jamie McGrath

The broken well pump has been replaced, and everything is working.

There will be more government oversight when we move to a class A system. Jamie currently does the required inventory paperwork every year. Aaron does the water sampling. The water management workload is expected to increase in the future.

The question came up as to whether we should contract with a water system management company to take care of our system. We would first need to get bids on this.

Mailboxes – Brandon Smith

USPS installed the new community mailboxes.

The Davenport postmaster will assign keys and boxes. They will be ready for owners to pick up their keys in about two weeks. Each owner needs to pick up their own keys. Private mailboxes need to be removed by the owner when they have converted to the new community mailboxes.

Website and Member Communications – Michelle Rice

Michelle monitors the website forms daily.

She will be adding emergency contact numbers to the web site.

Members use different electronic methods for communicating, so Michelle is adding text messaging and creating a Facebook page for the Ridgeview HOA. This will help to ensure that all members get notified.

Members need to let her know when their contact info (email, phone #) changes.

6. Bylaws/Rules Reminders – Jamie McGrath

Fireworks are only allowed on New Years Eve.

RVs and boats can only be covered by custom covers made to fit the specific unit. Blue tarps covering RVs or boats are not permitted.

Do not leave garbage laying around in the overflow parking lot.

Keep your ditches clean, and dig them out if they fill with sand from water runoff.

7. Maintenance and Repairs

The HOA needs volunteers for committees to complete some smaller projects. This includes installing the RVE sign in the upper entrance, cleanup around the pump house, and landscaping/watering around the entryways. Several members volunteered to lead/join these committees.

8. Community Updated and Announcements

The fall community cleanup and potluck will be held on November 9th. That is the Saturday of Veterans Day weekend.

Brandon has volunteered to have dog waste bags placed at the community playground.

9. Open Forum/Q&A Session

There was a brief discussion about the need to modernize the street lights.

The group recapped the establishment of three new committees. Cleanup and landscaping, stone monument at the upper entrance, and street lights.

10. The meeting was Adjourned at 11:37 AM