

May 24, 2025

Ridge View Estates Members Meeting Minutes

- 1. Call to order at 9:01 am**
- 2. Introductions and Welcome**

Present:

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|----------------|-------------------|
| Jamie McGrath | Vicki Dutton |
| Allen Schmidt | Linda Anderle |
| Grant Rice | Steve McLaughlin |
| Dennis Birge | Micheal Dolenga |
| John Williams | Craig Wohlsen |
| Marlis Birge | Cameron Sing |
| Sue Schmidt | Andrea Sing |
| Cheryl Kimbal | Guy Spongaule |
| Spencer Kimbal | Shausta Spongaule |
| Boots Zeller | |

- 3. Review and Approve Minutes – Allen Schmidt**

Allen read the minutes from the May 24, 2024 members meeting. There were no questions.

- 4. And Game Fish Department – Jamie McGrath**

The representative from the Washington State Department of Fish and Wildlife was scheduled to give a presentation but had to cancel. Jamie reminded members that feeding wildlife is now prohibited.

- 5. Finances – Jamie McGrath**

Jamie indicated the Brandon Smith, the HOA treasurer, resigned.

\$30,000 was deposited into a CD at a rate of 4%. The HOA has about \$30,000 in checking.

Jamie proposed a slight dues increase for next year from \$993.00 per lot to an even \$1,000 per lot with \$600 allocated to general expenses and \$400.00 to the reserve account. This should allow us to put \$30,000 to \$40,000 into reserve each year. We are targeting \$120,000 for the reserve account. The members in attendance agreed with the proposal.

The accountant does not want to do the Accounts Payable and Accounts Receivable functions anymore. The HOA needs to hire an individual to complete this function. Boots will work on finding an individual to fill this role.

- 6. Maintenance and Repairs – Jamie McGrath**

Sprinkler work was done on the dog park (picnic area). Rock was added to the overflow lot. Janie wants to put rock in the entrance areas and add irrigation water to one of them. Aaron will be cleaning out some of the ditches. Still waiting for bids for the cement work on the base for the sign on the upper entrance. A fall cleanup day is planned.

7. Water System – Jamie McGrath

The HOA owns water rights beyond the boundaries of the development. The Ridgeview Estates water system is used only by the members of the HOA. Ridgeview Heights has their own water system. Water will not be treated when we go to a class A system.

Several water meters froze last winter because the insulation shifted due to the ground movement. Aaron responded quickly to resolve the issues. Owners should check the status on the insulation in their water meters.

The road to the water tank may need repair. It follows an easement through one of the owners lots.

8. Mailboxes – Jamie McGrath

A solar powered streetlight was installed over the mailboxes. May need to trim the trees for the winter to ensure it gets sunlight. Per instructions from the postmaster, outgoing mail needs to be placed in outgoing mailbox #1.

9. Roads – Jamie McGrath

More road work was done last year than previous years for roughly the same price because we purchased material by the ton rather than by the square foot. We should have all the edges paved in one more year. We then will chip seal the whole road and it should be good for up to 20 years.

If you want to do asphalt work on your lot, it is best to do it when they work on HOA roads.

10. Board Members Need – Jamie McGrath

Jamie discussed the need for more HOA members to volunteer for the Board of Directors. The board meets 3 times a year, and some board members are assigned officer responsibilities, while others work on projects, etc. The group agreed that if Jamie found volunteers to join the board, then they could be appointed without a vote of the full membership.

11. Open Forum/Q&A Session

There was a discussion about the county possibly putting a volunteer fire station in the 7 bays area. Fire rating in this area has increased causing homeowners' insurance rates to go up. Scott Hudsel is the county commissioner for our district, and any comments or question on firefighting and fire prevention services should be directed to him.

Short-term rentals have not been an issue this year.

There was interest in acquiring a recycle bin for the development. The main challenge is that they would cost up to \$400.00 a month and could be used by non-members and filled with garbage.

12. The meeting was Adjourned at 9:56 AM