



Ridgeview Estates HOA

General Membership Meeting Minutes

Date: May 2, 2026

Time: 9:00 AM - 10:17 AM

Members Present

(3 via Zoom)

Jamie McGrath, Grant Rice, Michelle Rice, Cathy McNamara, Boots Zeller, Tammy Zeller, John Williams, Steve McLaughlin (representing Ridgeview Heights HOA), Nick and (wife) Onisky

Call to Order

The meeting was called to order at 9:00 AM by **Jamie McGrath (President)**. He welcomed attendees and thanked everyone for coming. Members introduced themselves. Jamie introduced guest speaker **Scott Hutsell, County Commissioner**.

Guest Speaker: Scott Hutsell, County Commissioner

Fiber Optics Project

- Project is underway with approximately 500-600 participants; additional residents are on a waitlist.
- Capacity is currently limited by grant funding.
- Estimated completion: **November 1, 2026**, extending to Hume Road.
- In response to a question from **Steve McLaughlin**, Scott indicated no anticipated delays and noted that Ridgeview Heights is expected to be among the first areas brought online once infrastructure is completed.

Miles-Creston Road Project

- Completed between Creston and the development.

Emergency Services Discussion

- **Jamie McGrath** asked about the possibility of a manned fire station/emergency response center.
- Scott explained efforts are ongoing, but expansion depends on funding and demonstrated need.
- **Steve McLaughlin** asked how the area compares to Davenport in population; Scott noted Davenport is still larger, though the gap is narrowing.

Water Resources

- Scott highlighted the area's strong water supply and benefits from prior water rights transfer.
- He noted nearby areas (e.g., Hunters) face arsenic challenges but confirmed that this area's water quality remains unaffected.

Property Taxes & Fire Protection

- **Jamie McGrath** asked whether property tax re-evaluation might improve fire protection services.
- Scott indicated no direct impact is expected.
- Fire District 5 currently serves the area from Davenport to Egypt Loop.

Scott expressed appreciation for the community. The board and members thanked him for attending.

President's Report - Jamie McGrath

Neighborhood & Community Projects

- Ongoing improvements to the community lot.

Entryways

- New rock delivered for lower entry signs; installation pending.
- A new sign at the Miles-Creston entrance is in progress.
- **Jamie McGrath and Boots Zeller** cleared the area and set the frame; awaiting concrete for completion.

Water Tower Area

- **Jamie McGrath and Boots Zeller** cleared the road to the water tower.
- They identified and repaired a damaged structural frame and cleared surrounding brush.

Community Burn Pile

- Located near the dog/community park; available for resident use.
- Burning planned during fall cleanup. The schedule will be communicated to all members in advance. Participation in the cleanup was strongly encouraged.

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Road Repairs

- Some damage from construction noted.
- Repairs delayed due to increased costs.
- **Boots Zeller** reported an additional ~\$500 truck fee plus fuel surcharges.

Financial Report - Grant Rice (Treasurer)

- Operating account: **\$48,000**
- Capital reserves (CD): **\$30,000**
- Outstanding dues: approximately **\$13,000** (members on payment track)
- Long-term reserve goal: **\$250,000**

Additional discussion:

- **Jamie McGrath** noted HOA reserve requirements by law.
- Recent well repair cost approximately **\$30,000**; future replacement could approach **\$500,000**.
- A concrete storage tank has been installed.

Bylaws / Rule Reminders - Boots Zeller

- No fireworks per HOA CC&Rs.
- Follow county burn bans.
- Pick up pet waste (bags available at the park).
- Licensed drivers only on motorized vehicles.
- Observe posted speed limits.

Community Updates - Michelle Rice

Member Contact Information

- Members should provide updated email addresses and phone numbers.

Dues Payment Options

- Check or bank transfer (no fee).
- Credit card payments include processing fees, which should be included with members payment.

HOA Mailbox

- **Question raised by Nick Onisky** regarding mailbox use.
- Michelle clarified the mailbox is for **incoming mail only**, located at the upper entrance near Miles-Creston Road.
- Outgoing mail should be placed in designated boxes nearby.
- Previous confusion due to address change has been resolved.

Volunteer Opportunities - Jamie McGrath

- Jamie encouraged members to volunteer or join the board.
- Opportunities available for varying levels of involvement.
- Open to full-time and part-time residents.
- Contact: info@ridgeviewestates.info

Upcoming Events - Michelle Rice & Jamie McGrath

Fall Cleanup

- Date TBD; volunteers needed.
- Typically concludes by lunchtime and includes burn pile (conditions permitting).

Community Picnic

- Interest expressed by members.
- HOA to provide main dishes; residents may bring sides.
- **Members suggested** adding yard games and possibly horseshoe pits.

Reading/Approval of Minutes from 5/25/25.

- Due to technical difficulties at the beginning of the meeting, the meeting minutes from 2025 were read and approved at this time.

Community Q&A

- **John Williams** raised concern about low meeting attendance and limited lot representation.
- **Grant Rice** noted prior feedback about meetings occurring on Memorial Day weekend; the schedule was adjusted to improve participation.
- **Michelle Rice** discussed future amenities once reserves are built.
- **Steve McLaughlin** shared that Ridgeview Heights HOA dues are approximately \$1,200/year for comparison.
- **Jamie McGrath** noted that Ridgeview Estates dues are lower and include water service.

Adjournment

The meeting was adjourned at **10:17 AM**.