



Minutes for The Ridges January 12, 2019 HOA Board Meeting

NOTICE OF MEETING: via The Ridges website and email per Court Order dated June 3, 2014. (Refer to The Ridges website: <https://ridgesbh.com>)

The meeting was called to order by Ralph Linares at 10:00am January 12, 2019.

Attendance

Ralph Linares (by phone), President, The Ridges
Margaret Aranowski, V. President, The Ridges
Paul Haney, Treasurer, The Ridges
Harry Schmaltz, Board Member The Ridges
Weston Ross, Director, The Ridges
Dawn Altenhofen, AA, The Ridges

A. The minutes from Sept 8, 2018, Board meeting were approved and signed by board members

B. Board of Director topics

a. Review of Association Financials

-Paul Haney(Treasurer) discussed the need for a dues increase. There has been no increase in dues since 2009. Currently there is an approx. \$900 per month deficit in The HOA checking, this is due to bills/utilities increasing steadily over the years, with future cost increases likely. Also high dollar repairs have been made and \$1300 per month is being transferred to the reserve account. A reserve account study has been conducted, but the results are pending. It is anticipated that the study will recommend HOA reserves be increased. A healthy reserve account is necessary to plan for repair situations and emergencies.

Ralph Lunar is suggested we wait until we receive reserve study, then use information to proceed with a specific plan to present to homeowners, about a dues increase at the next Board meeting.

The Board is in favor of a proposed dues increase plan. Westin Ross motioned to research further a dues increase. The motion was second by Paul Haney. The board voted in favor. The Board members will assemble a working group to present a dues increase proposal or other options to homeowners, at the Board meeting on April 6th, 2019.

b. Administration Report

-Completed Projects-Admin Assistant informed the board that the chimney for bldg. A was sealed. The roof of Bldg J was repaired. Garage numbers were attached. Facia on Bldg H repaired. All buildings water pressure regulators were replaced. Also, discussed that HOA insurance paid a claim for repair of 2 vehicles damaged by a ladder.

-Broken Common Area Window- Board informed that a window was broken on the Bldg. J. A motion was made by Board Member, Harry Schmaltz to close up the window opening to match exterior of building. Motion was seconded by Margaret Aranowski and the Board voted in favor. Work to be completed by Maintenance Agent.

c. Future HOA meetings scheduled

- Meeting scheduled for 6 April at 10am, to be held in Las Vegas at 1310 Maryland Pkwy
- Annual meeting to be held on 1 June at 10am, to be held in Brian Head at The Ridges Rec room

d. Meeting with Phase A

- Board member Harry Schmaltz will coordinate with Phase A and schedule meeting

e. Discussed future projects

-Broken window in J bldg to be repaired

-Revisited painting the building where needed. A new quote will be obtained

-Discussed purchasing furniture for deck, Westin Ross volunteered to donate 2 chairs

-Parking behind J building was discussed and this item was tabled

-Stair rebuild for rec room discussed. Per code 2 exits are required. A motion was made by Board Member Paul Haney to authorize an initial \$3500 to purchase a new self locking door, to remove the old sliding door and to build exit stairs. Motion seconded by Margaret Aranowski and the Board voted in favor. An estimate will be obtained for the project. Rec room to be closed until new exit made.

f. Snow removal contract-Board Member Paul Haney motioned that the contract with the current vendor be renewed. Motion was seconded by Harry Schmaltz and the Board voted in favor.

C. NEW BUSINESS presented to the secretary prior to meeting

-Maintenance agent will conduct regular property inspections and clean the rec room more regularly

-The issue of damage to units caused by negligence of other units was discussed. It was decided that The Board will contact the owners and request that personal homeowners insurance policy information be provided.

D. HOMEOWNER OPEN FORUM

-Discussed a complaint that the maintenance agent is not completing inspections at the beginning of the week. A review of the maintenance agents job description showed that there are no specifics for inspection days or requirements for number of inspections required. Maintenance agent agreed to conduct the inspection on Mondays or Tuesdays. A review of the job description will be conducted.

-Homeowner asked about why small propane grills are not allowed on balconies. Administrative assistant will contact HOA insurance comp. to obtain requirements about open flames.

-Homeowner concerned that maintenance agent was not observing the repair of J Bldg roof. Per the job description he should stay on property with contractors. In the future he will supervise work, or obtain a board member volunteer.

-Homeowner concerned that the original company who completed work on J Bldg roof did not return for repairs. Administrative Assistant will research filing a complaint with contractors board.

E. OWNER COMPLIANCE WITH AGING REPORT

-Board Members reviewed status of homeowner dues after homeowners were dismissed.

Meeting was adjourned at 12:22 pm

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Name Title Name Title

