



Minutes for The Ridges April 6, 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 April 6 , 2019.

Attendance

Ralph Linares, 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
Jason Gately, Board Member The Ridges
Dawn Altenhofen, AA, The Ridges

A. The minutes from Jan 12, 2019, Board meeting were approved and signed by board members

B. Board of Director topics

1. 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 account, 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, and it recommended our reserves be increased. A healthy reserve account is necessary to plan for repair situations and emergencies.

The Board is in favor of a proposed dues increase or money saving plan(cancelling cable). The Board voted to offer three options for vote at the June 2019 Homeowners meeting. The options will be a 4% increase, with possibilities for future increases, a 7% increase with very small future increases or to remove the provided cable TV and 0% dues increase at the current time.

The HOA Board will draft a letter to homeowners. It will better detail The Ridges financial situation and explain the need to a dues increase.

2. Administration Report

-Broken Common Area Window- The broken window in J building was boarded up and will be repaired when the weather improve.

- Annual Homeowners meeting will be held on 1 June at 10am, to be held in Brian Head in The Ridges Rec room.
- Future HOA meetings were scheduled for 7 Sept 2019, 11 Jan, 4 Apr and 6 June 2020.
- Board member Harry Schmaltz held a meeting with Phase A and discussed future road projects

3. Discussed future projects

- Broken window in J bldg to be repaired by maintenance agent Roger.
- Revisited painting the building where needed. A new quote will be obtained for a complete touch up of all buildings
- The stair rebuild for rec room was discussed. The board voted by email to revoke the vote to replace the slider with a door. The slider will remain and be alarmed and stairs will be built by maintenance agent Roger.
- When the snow clears the water main near the J building needs to be inspected and possibly repaired.
- The admin assistant will obtain a quote to seal the roofs this summer.

C. **NEW BUSINESS** presented to the secretary prior to meeting

- The issue of damage to units caused by negligence of other units was discussed. It was decided that The Board will inform owners that this is a civil matter and the board will not intervene.
- The Admin Assistant will request current contact information and homeowners information from all owners.
- A BBQ will be held immediately following the June HOA meeting in Brain Head.
- A Homeowner complained that the unit above is allowing their dog to use the restroom on the balcony. This is causing a smell and urine to leak down to the lower balcony. The admin assistance will send a notice to the owner of the violating unit.

D. **HOMEOWNER OPEN FORUM**

- Discussed small propane BBQ's on balconies. It was tabled for future meetings
- A homeowner requested that owners be allowed to vote by mail on topics at the annual meeting. HOA VP MJ Aranowski motioned to not allow mail in votes. This motion was second by Paul Haney, and all members where in favor.
- A homeowner requested that the snow in front of the fire hydrant be removed. It was agreed that the maintenance agent will remove the snow.
- D4 Homeowner requested that her balcony be patched and repaired. The maintenance agent will complete this when the snow is gone.

E. **OWNER COMPLIANCE WITH AGING REPORT**

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

Meeting was adjourned at 100 pm

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