

RIDGESTONE HOMEOWNERS ASSOCIATION
General Session Minutes
MAY 29, 2014

Upon due notice, given and received, the Board of Directors of the Ridgestone Homeowners Association held a General Session Meeting on **Tuesday, May 29, 2014** at Snoqualmie Library – 7824 Center Blvd SE, Snoqualmie, WA. President of the Board of Directors, Dean Siddons, **called the meeting to order at 6:10 PM.**

Board Members Present:	Dean Siddons, President Tim Marsh, Treasurer Rhonda Wright, Secretary
Board Members Absent:	None
Management Representatives Present:	Dawn Mertens, Management
Homeowners Present at 6:30 PM	Pamela Wickard, Ann Siddons

Convene to Executive Session: The Board convened to executive session to discuss delinquent and non-compliant members. The Board reconvened to general session at 6:30 PM.

Action: Approve Consent Calendar Items A thru E as presented.

A. Acceptance of Minutes: General Session Minutes dated March 23, 2013

1) **Resolution:** Accept the March 23, 2014 General Session Minutes and the Unanimous Consent without Meeting Minutes of 01/21/2014 as presented.

B. Acceptance of Delinquency Report dated May 23, 2014

1) **Resolution:** Accept the Delinquency Report dated May 23, 2014 as presented.

C. Acceptance of Non-Compliance Report dated May 23, 2014

1) **Resolution:** Accept the Non-Compliance Report dated May 23, 2014 as presented.

D. Acceptance of the 2013 Audit

1) **Resolution:** The board reviewed and accepted the 2013 Audit of financial records by Robert A Owen, CPA. It will be made available to members by June 15, 2014.

E. Acceptance of the 1st Quarter 2014 Financial Reporting as of 03/31/2014

1) **Resolution:** The Board has reviewed and accepted the 1st Quarter 2014 Financial Reports and bank reconciliations dated 03/31/2014.

Motion made by Tim Marsh to approve items A through E, all items, on the consent calendar as presented.

Dean Siddons seconded the motion

All in favor

Motion carried.

Management Report:

a) Delinquencies:

Motion made by Tim Marsh for Management to inquire with general counsel, Kevin Britt, PS, regarding any actions recommended at this time on delinquent homeowner, lot 69.

Rhonda Wright seconded the motion

All in favor

Motion carried.

UNFINISHED BUSINESS AND GENERAL ORDERS:

a) Monument Entry Lighting:

Motion made by Dean Siddons for Management to hire Accurate Electric to rewire the monument lighting to repair a short and accommodate a LED lighting system.
Rhonda Wright seconded the motion
All in favor
Motion carried.

b) Gazebo Lighting: Management to obtain light bulbs and replace the ones in the Gazebo to see if that is why the lights are not currently working.

c) Staining Wood Fence and Arbors:

Motion made by Tim Marsh for Management to hire Clean Cuts, Inc. to clean the fencing along Alley A and to stain to match existing color, as well as provide the same service for the five (5) Arbors in the community. These expenses to be paid out of the reserve funds under the line items named "painting/staining: fencing" and "painting/staining: structures" as appropriate.
Dean Siddons seconded the motion
All in favor
Motion carried.

NEW BUSINESS:

a) Website:

Motion made by Rhonda Wright to accept the website created by Dean Siddons for the Ridgestone HOA and for Management and the Board to provide feedback and documents to Dean by Wednesday, June 4, 2014 with the goal to go live by the end of that week.
Tim Marsh seconded the motion
All in favor
Motion carried.

b) Reserves Study 2015:

Motion made by Tim Marsh to not consider another Reserve Study until the completion of the construction, however, to add a line in the current books to include the new fence installed in 2013 along Alley C, behind buildings 13 through 16 based on Management's expertise and to continue to fund per the current 2014 budget, however, to percentile out the allocation to include this new fence line item.
Dean Siddons seconded the motion
All in favor
Motion carried.

c) Non-Irrigated Common Tracts: Board requested Management to obtain proposals for installing irrigation in the non-irrigation tracts which are: A small portion of B-1 that is along Alley A fencing and all of Tract 9

d) Board Meeting Dates: Dean Siddons asked to have quarterly board meetings in Jan (or Feb depending on annual meeting), Apr, Jul & Oct at the Snoqualmie Library.

Adjournment - There being no further business, President, Dean Siddons adjourned the meeting at 8:25 PM.

Attest

Rhonda Wright, Secretary

Date