

RIDGESTONE HOMEOWNERS ASSOCIATION
General Session Minutes
JULY 16, 2014

Upon due notice, given and received, the Board of Directors of the Ridgestone Homeowners Association held a General Session Meeting on **Wednesday, July 16, 2014** at Snoqualmie Library – 7824 Center Blvd SE, Snoqualmie, WA. President of the Board of Directors, Dean Siddons, **called the meeting to order at 6:31 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 7:00 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 7:00 PM.

HOMEOWNER FORUM:

a) Ann Siddons requested the Board consider a better way to see the median strip on Hancock when entering the community.

APPROVAL OF CONSENT CALENDAR:

A	Acceptance of Minutes	<i>Resolution:</i> Reading of the minutes are waived and Board accept the 04/29/2014 General Session Minutes as presented.
B	Acceptance of Delinquency Report	<i>Resolution:</i> Accept the Delinquency Report dated June 30, 2014 as presented.
C	Acceptance of Non-Compliance Report	<i>Resolution:</i> Accept the Non-Compliance Report dated July 15, 2014 as presented.
D	Acceptance of the 2nd Quarter 2014 Financial Report	<i>Resolution:</i> The Board has reviewed and accepted the 2nd Quarter 2014 Financial Reports and bank reconciliations dated 06/30/2014.

Motion made by Rhonda Wright to approve items A through D, 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 Rhonda Wright based on Managements' conversation with delinquent homeowner, #5 on the June 30th Delinquent Report, to hold off on foreclosure with the expectation that a payment plan will be in effect beginning September 1, 2014.

Tim Marsh seconded the motion

All in favor

Motion carried.

c) Financial Report:

Motion made by Dean Siddons to move \$20K of money market reserve cash to a CD Reserve for the best rate although no longer than 1 year.
Rhonda Wright seconded the motion
All in favor. Motion carried.

b) PIC Applications: A property improvement request was submitted to add frosted glass to the front of a clear balcony railing. After thoughtful debate, the Board unanimously decided that doing so would not keep the uniform look for the community.

Motion made by Tim Marsh to deny the PIC application request for installing frosted glass to existing unfrosted glass balcony railings.
Rhonda Wright seconded the motion
All in favor
Motion carried.

UNFINISHED BUSINESS AND GENERAL ORDERS:

a) Management directed to correspond with owners of lots 99 – 101 regarding the fact that the landscapers are no longer willing to mow their lawns due to the hazardous conditions of lowering the massive mower down the retaining walls and other ingress and egress conditions.

NEW BUSINESS:

a) Use of Common Area Property: A Policy: Dean Siddons will review a rules template from management and the Master ROA rules to develop Rules and Regulations within the Ridgestone HOA community.

b) Personal Apparatuses on the Common Areas: A request, via email, from a homeowner to set up a blow-up slide and swimming pool feature was denied unanimously by the board due to liability concerns.

c) Dogs (animals) off Leash: Management was directed to remind homeowners of the city ordinance regarding off-leash dogs due to the increase in this activity.

d) Pulte Sign at Entry: The Board would like this sign removed or Pulte to pay rent for use. Management directed to pursue with Pulte.

ADJOURNMENT - There being no further business, President, Dean Siddons adjourned the meeting at 8:37 PM.

Attest

Rhonda Wright, Secretary

Date