

RIDGESTONE HOMEOWNERS ASSOCIATION
General Session Minutes
April 21, 2011

Upon due notice, given and received to and by a majority of the Directors, the Board of Directors of the Ridgestone Homeowners Association held an General Session Meeting on, April 21, 2011 located at The Pulte Group Offices, 11241 Slater Ave NE #100, Kirkland, WA 98033. President of the Board of Directors, Todd Levitt **called the meeting to order at 3:00 p.m.**

Board Members Present:	Todd Levitt, President Ron Spahman, Vice-President Eric Nordling, Sec-Treasurer
Board Members Absent:	None
Management Representatives Present:	Dawn Mertens, Management Steve Mertens, Management
Homeowners Present:	No Members Attended

Approval of the Minutes: Todd so moved that "The reading of minutes of the March 16, 2011 UCWM be waived and approved as written". Seconded by Eric Nordling and carried.

Management Report:

The Management Report is part of the records and filed with the minutes of record.

Financial:

Management summarized the net cash for period ending 03/31/2011 as Net Cash of (\$5,391). Management stated that the annual audit cost & fence repair paid out in the 1st Quarter created the loss position. The board reviewed the cash position as well as the statement of income and expense and noted that the landscape expense reflected two months vs. three and that the fire monitoring expense reflected four (4) months vs. three. Management noted that the books are on a modified accrual basis during the year and are fully accrued at each year end.

The 2010 Audit has been completed and management will send to board for approval and then out to the membership.

Delinquencies:

Board reviewed the current delinquencies and agreed to monitor with management to determine when the best time to engage with either a collection agency or an attorney for collection purposes. At this time all delinquent owners have been in good contact with management and have set up payment plans.

PIC Application:

Lot 41: The Board reviewed the PIC request of homeowner in lot 41, 34626 SE Jacobia St. Management was directed to draft a document that would state, in part, that the homeowner would return the property to the original installed plant and hardscape material if a new buyer desired such upon disclosure, the HOA would no longer maintain or be responsible for the plant material and the assessment dues would not be reduced due to this change.

Lot 42 & 43: Management noticed that these owners installed arborvitae trees in their backyards without board approval. Management will write a letter to these homeowners that the HOA will not be responsible for the maintenance or replacement of these trees.

Unfinished Business & General Orders: None

NEW BUSINESS:

Landscape:

Dead Tree at Hancock & Jacobia: Todd Levitt so moved "Management is directed to inquire with Art by Nature, to remove the damaged cypress tree on the common area of TR1 and replace with another evergreen, such as an alpine fir. If they are unable to do so then management is directed to have BR Landscape remove and replace at the proposed price of \$135." Seconded by Eric Nordling and motion carried.

Lot 13: Management was directed to ask Art by Nature to remove the two fir trees and the homeowner may replace with shrubs of his choice at the owners expense.

Between Lot 18 & 19: Management was directed to ask Art by Nature to remove one of the large evergreen trees that were planted on the slope between these two buildings as they are too close to the homes.

Rebarking: Todd Levitt so moved that the back yards and all areas that did not receive barking/mulching last fall and that are currently being maintained are to be re-barked/mulched by BR Landscaping at the proposed cost of \$1,100. The Declarant will subsidize the cost of this work. Seconded by Ron Spahman and motion carried.

Parking: Management is directed to continue working with the City of Snoqualmie on the "No parking/Will be towed" signage in the alleyways. Management will coordinate this with the builder working on any alternative parking solutions.

Fire Monitoring Batteries: Todd Levitt so moved that "if there is one battery for every unit located in the utility cabinet for fire monitoring purposes, then each individual unit will be responsible for any replacement costs of a battery including any emergency service calls concerning the battery." Seconded by Ron Spahman and motion carried.

HOMEOWNER FORUM:

Adjournment - There being no further business, a motion was made by Todd Levitt to adjourn at 4:05 p.m. The next Board Meeting was scheduled for Thursday August 4th at 3:00. All in favor and carried.

Attest


Secretary

8/4/2011
Date