

RIDGESTONE HOMEOWNERS ASSOCIATION

General Session Minutes

Thursday, August 4, 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, August 4, 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 3:13 p.m.**

Board Members Present:	Todd Levitt, President Eric Nordling, Sec-Treasurer
Board Members Absent:	Ron Spahman, Vice-President
Management Representatives Present:	Dawn Mertens, Management Steve Merlens, Management
Homeowners Present:	Ann & Dean Siddons

Approval of the Minutes: Todd so moved that "The reading of minutes of the April 21, 2011 General Session, and UCWM of July 5, 2011 and July 26, 2011 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 provided the Board an electronic copy of the Financial Report ending 06/30/2011. Management summarized the net cash for period ending 06/30/2011 as \$48.

Delinquencies:

Board reviewed the current delinquencies and directed Management to reach out to Lot 50 prior to sending her account to the attorney.

Todd Levitt made the motion to engage with Kevin L. Britt, P.S. for collection and general counsel as approved by the board. The motion was seconded by Eric Nordling and carried.

Auto Accident:

Homeowner at Lot 16 called after they had an accident at the park tract, damaging the concrete curb and Linden tree. Management obtained the insurance information and will submit upon receipt of all proposals.

Management reminded the Board that three (3) other trees on Merritt Ave, in front of lots 102-104 were damaged in a different auto accident at the end of 2010 and that the Association has been paid for those as well. Eric Nordling so moved that all the trees that have been damaged in car accidents and are not viable shall be replace by BR Landscaping at a cost no higher than the amounts received from the insurance claim. Seconded by Todd Levitt and carried.

Unfinished Business & General Orders:

Parking: Management inquired if any parking stall adjustments have been made to the community. Todd Levitt expressed that Pulte had exhausted all possibilities of discovering additional parking within the community.

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NEW BUSINESS:

Budget: Management inquired about the building sequencing for budgeting purposes. Eric Nordling will provide Management construction sequencing. Pulte anticipates that the remaining small common areas will be installed by the end of 2012 – though it is not guaranteed.

Landscape:

Todd Levitt moved to have Art by Nature remove the dead cypress tree and replace a 10'-12' Douglas fir tree for the sum of \$180 located at Hancock Avenue SE in Tract 1. Seconded by Eric Nordling and carried.

Todd Levitt moved to install color at the Hancock Entry by BR Landscaping. Seconded by Eric Nordling and carried.

HOMEOWNER FORUM:

Ann and Dean Siddons inquired about planting additional plants in Tract 4 across from their door and others in the same building. Management inquired if there were any bonds left on the tracts and Todd said there were none. Todd mentioned that Management could confirm any restrictions from the point of the HOA and legal documents and get back to everyone. Todd also mentioned that it would need to be on a volunteer planting party basis, that the HOA was not going to enhance the area further and that more was planted in that area than the original plans indicated.

Dean Siddons also mentioned that the trees planted on Tract 4 on the side of his unit are 1) looking unhealthy and 2) may grow too close to the house and be a danger. He requests that if said trees do need to be replaced that the Board may consider something smaller and away from the house.

Adjournment - There being no further business, a motion was made by Todd Levitt to adjourn at 4:05 p.m. All in favor and carried.

Attest

Secretary

Date



BOARD OF DIRECTORS GENERAL SESSION MEETING

AGENDA

August 4, 2011
3:30 p.m

The Pulte Group Offices 11241 Slater Ave NE #100, Kirkland, WA 98033

- CALL GENERAL BOARD MEETING TO ORDER – 3:30 p.m.
- VERIFICATION OF QUORUM – If quorum not attained, adjourn meeting
- MINUTES:
 - Reading or waiving minutes of 04/21/2011, UCWM of July 5th & July 26th
- REPORTS:
 - MANAGEMENT REPORT
 - Financial Report
 - Delinquencies as of July 29, 2011
 - Collection Services
 - Auto Accident
- UNFINISHED BUSINESS & GENERAL ORDERS
 - Parking Space Status
 - Mole Issue
- NEW BUSINESS
 - Budget 2012 – Beginning Discussions
 - Loose Mailbox on Jeffs
 - Maple Tree Blight
 - Entry Birch Trees on Jacobia / Snoqualmie Pkwy
 - Landscape Maintenance Extras
- HOMEOWNER FORUM
- ADJOURNMENT
 - Set next meeting

RIDGESTONE HOMEOWNERS' ASSOCIATION GENERAL SESSION MANAGEMENT REPORT

Thursday, August 04, 2011

3:30 PM

The Pulte Group Offices 11241 Slater Ave NE #100, Kirkland, WA 98033

CALL TO ORDER

VERIFICATION OF QUORUM: Roll call of officers.

MINUTES:

- Reading or waiving of the minutes of 04/21/2011.
 - Are there any corrections to minutes?
 - If there are no corrections, the minutes stand approved as read
 - With corrections: If there is no objection, the Mgr (or Sec) will make the corrections
 - If there are no further corrections, minutes stand approved as read

MANAGEMENT REPORT:

FINANCIAL REPORT:

Community Profile as of **03/31/2011**

Current # of Units: **57 (for acctg purposes)**

Units at B/O: 104

1st Escrow: Mar 2008

Assessment Dues: variable / monthly

Initial Contribution: \$400

Cash in Bank = \$ 5,658

A/R: \$ 4,326 (49% of Mthly)

Reserve Cash = \$ 7,893

A/P: \$ 1,625

Prepaid Assessments: \$ 9,425

Net Cash = **(\$5,391)**

Community Profile as of **06/30/2011**

Current # of Units: **57 (for acctg purposes)**

Units at B/O: 104

1st Escrow: Mar 2008

Assessment Dues: variable / monthly

Initial Contribution: \$400

Cash in Bank = \$ 11,814

A/R: \$ 1,447 (17% of Mthly)

Reserve Cash = \$ 9,776

A/P: \$ 4,948

Prepaid Assessments: \$ 6,816

Net Cash = **\$ 48**

DELINQUENCIES:

Report as of **07/29/2011**. See LEGEND & Table below.

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL	
505RS 0054-02	0.00	0.00	13.00	0.00	0.00	13.00	
505RS 0100-02 *	0.00	0.00	127.00	43.00	0.00	170.00	Pymt Plan - On ta
505RS 0058-02	0.00	10.00	190.00	0.00	0.00	200.00	Late for July
505RS 0050-02 #	141.82	35.00	144.00	0.00	0.00	320.82	07/18/11 sent 2n Notice. 08/16/20: Atty if still unpaid
505RS 0069-02 *	0.00	0.00	126.00	126.00	201.00	453.00	Pymt Plan - On ta
RIDGESTONE BUILDERS, LLC.	0.00	570.15	0.00	0.00	0.00	570.15	Reimb for irrigatic completion
TOTAL	141.82	615.15	600.00	169.00	201.00	1,726.97	

COLLECTION SERVICES:

Kevin L. Britt, PS
1500 9th Ave NE, Suite 300
Seattle, WA 98105

\$362.00 for demand letter & lien

AUTO ACCIDENT:

Homeowner called to report they hit a deer and swerved. Hit a tree and damaged concrete work. The concrete work cost \$477.84 and the tree replacement will be approximately \$650.00 as well as the temporary tree fix. Mgmt to follow up with homeowners insurance.

Additionally, the three (3) trees that were hit at the beginning of the year along Merritt Ave, In front of lots 102-104, should be replaced also. Insurance funds were received for that accident in May 2011 for \$985.12

Management will provide proposals for all trees at board meeting.

UNFINISHED BUSINESS AND GENERAL ORDERS:

PARKING: What is the parking space status at Ridgestone?

Mole Issue: Mgmt called Tom Singleton, homeowner, to find out if the mole situation was better and he was very pleased with the results. However, he believes the moles have gone to the other side of the street (Hancock). Mgmt to review before meeting.

NEW BUSINESS:

BUDGET – 2012: Management plans to submit a budget for review and approval in September. Questions on common area annexations and building sequencing will be inquired by Management.

LOOSE MAILBOX: There is a mailbox on Jeffs/Merritt that is loose. Mgmt has asked Tom to look at it and if he cannot fix the mailbox Mgmt will bring bids to meeting.

LANDSCAPE ISSUES and EXTRAS MAINTENANCE:

- **New Building Maintenance:** The HOA begins maintenance on new buildings commencing the month following the 1st escrow close. Buildings 15 & 16 have not had a close to date.
- **Report of blight/pests on maple trees on Merritt Ave:** Mgmt has just received this report and is looking into it.
- **Maintenance Extras Schedule for 2011/2012:**
 - Oct 2011 – remove & replant trees as determined by the board
 - Mar 2012 – bark all beds, front and back yard
 - Mar 2012 – Crane Fly/Moss application
 - May 2012 - Color
 - May 2012 – Fertilizer, Lime and Re-seed
 - May 2012 – Aeration
 - July 2012 – Color
 - Oct 2012 – Color

HOMEOWNER FORUM:

ADJOURNMENT: