

**RIDGESTONE HOMEOWNERS ASSOCIATION**  
**General Session Minutes**  
**Thursday, March 8, 2012**

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 Board Meeting on, [March 8, 2012 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 10:07 a.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
Homeowners Present:	None

**Approval of the Minutes:** Todd Levitt so moved that "The reading of minutes of the November 11, 2011 General Session be waived. Seconded by Eric Nordling and carried.

**Management Report:**

**Financial:**

No financial reports were distributed as the Association's reports are on the quarter calendar basis. Management summarized the net cash for period ending 12/31/2011 as \$199.

**Delinquencies:**

Management stated that per the collection policy, Lot 46 was in the process of being liened.

**Unfinished Business & General Orders:**

**Mailbox Repair:** Management stated that the cosmetic cement at the base of the mailbox located on the corner of Jeffs / Merritt is corroding and will need to be prepared. Management will have repaired.

**NEW BUSINESS:**

**Audit:**

The Board reviewed the 2011 Draft Audit prepared by Robert A Owens, CPA firm. Eric Nordling made the motion to accept the audit with proposed changes of:

- 1) Note 2, 1<sup>st</sup> paragraph – The books of Ridgestone Homeowners Association are maintained on the ~~cash basis~~ (change) modified accrual basis.....
- 2) Note 3, 2<sup>nd</sup> Paragraph - ....replacement fund components is ~~50%~~ or more (change to) 75%
- 3) Note 6, 1<sup>st</sup> paragraph – ensure only local jurisdictions are included
- 4) Note 8, 1<sup>st</sup> paragraph – The development began with ~~57~~ lots (change to) 48 lots.
- 5) Note 9, 2<sup>nd</sup> paragraph – Remove 2<sup>nd</sup> paragraph as is incorrect.

Motion is seconded by Ron Spahman and carried.

**Landscaping Extra:**

Ron Spahman moved to have the following work completed:

## Ridgestone HOA

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- 1) Hire BR Landscaping, LLC to bark the focal / key areas and to rake the beds to assist with a fresh look throughout the community for no more than \$3,000 + tax.
- 2) Hire BR Landscaping, LLC to Aerate, Fertilize, Lime & re-seed all grass, lots front & back and common areas for \$1,000 + tax
- 3) Replace four (4) to five (4) trees/shrubs as need per homeowner request.
- 4) Install color 3 to 4 times per year for no more than \$450 + tax.

Motion is seconded by Eric Nordling and carried.

#### **Reserve Study Proposals:**

Ron Spahman moved to accept the proposal by Reserve Study Group for the sum of \$2,080.00 to prepare the 2013 reserve study for the areas the HOA is responsible. Eric Nordling seconded and carried.

Mgmt was directed to obtain a cost for the individual buildings requesting a study.

#### **Fire Monitoring Proposal:**

Olympic Security and Communication provided a proposal for changing out the analog telephone service to cellular and the overall monitoring which includes the annual testing. An initial financial layout would be \$12,148 to switch 14 buildings to cellular; however, the payback could very well be made up within a year. Overall cost savings per year would be \$13,123. The Board is very interested though asked Management to inquire about rate increases and if the HOA could have a 3 YR contract term vs. a 5 YR contract.

#### **HOMEOWNER FORUM:**

None

**Adjournment** - There being no further business, a motion was made by Todd Levitt to adjourn at 10:56 a.m. All in favor and carried.

**Attest**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date