

RIDGESTONE HOMEOWNERS ASSOCIATION
General Session Minutes
Thursday, August 2, 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, [August 2, 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 3:03 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
Homeowners Present:	None

Approval of the Minutes: Eric Nordling moved that "The reading of minutes of the March 8, 2012 General Session be waived and accepted as written. Seconded by Ron Spahman, all in favor and carried.

Management Report:

Financial:

The financial reports as of 06/30/2012 were distributed to the board via email for their records. Management summarized the net cash for period ending 06/30/2012 as (\$10,054). Current loss due to financing of the analog telephones exchanged for cell phones in the fire panels. Mgmt estimates breaking even by the end of the year.

CD Deposit: Eric Nordling moved to transfer \$10,000 cash from Columbia Bank Money Market Savings to Foundation Bank to a two (2) year certificate of deposit for .55% APR interest rate to obtain a better interest rate for reserve funds currently obtaining .03%. Ron Spahman seconded the motion, all in favor and carried.

Delinquencies:

Management stated that per the collection policy, Lot 69 is in process of being liened.

Unfinished Business & General Orders:

Red Maple Blight: Current diagnosis is pseudomonas syringae, which is a cosmetic bacterium and is created by airborne and wet conditions in the spring. Red Maple trees are not a good tree for the Ridgestone community. Ash or Katsura trees are a better choice in this environment. Mgmt suggested that the trees be trimmed as needed to keep the blight/leaf spot at a minimum, then replace as they become too unsightly. The Board agreed.

TR4 Planting Project: The tract 4 planting renovation paid for by building 13 has been completed. The board approved barking in this area. Management obtained 12 yards of bark & labor at cost for a total of \$801.73 to be reimbursed to Palette Property Management.

NEW BUSINESS:

Ants: Two (2) homeowners complained about ants being more prevalent this year and asked what the HOA could do to assist. Management had completed an informal poll to a few other

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residents and found that no one felt the ants were any worse than previous years. The board position is that pest control would be the responsibility of each individual cluster, not the Association.

Audit: Management presented the engagement letter for preparing the 2012 Audit and Tax Return for the sum of \$1,550. Eric Nordling move to engage for services with Robert A Owen, CPA for the year ending 12/31/2012. Ron Spahman seconded the motion, all in favor and carried.

Reserve Study: Management submitted the reserve study for 2012 prepared by Reserve Study Group. Management estimated the actual reserve balance as of 12/31/2012 to be \$38,112.83, \$1,118 more than the reserve study estimated. Ron Spahman moved to accept the reserve study on a current funding basis only. Eric Nordling seconded the motion, all in favor and carried.

Tree/Shrub Renewals: Management stated that several trees & shrubs will need to be replenished in the community and the best timing was the fall. The board agreed if it was within budget as indicated at the last board minutes/meeting.

Tree Blocking View: Management has received one (1) written and one (1) verbal complaint regarding street trees blocking their view. The Board as well as management supports the stance that in regards to a view obstruction, generally, homeowners have no right to a view (or light or air), unless it has been granted in writing by a local ordinance or subdivision rule.

The Board agreed that street trees will not be trimmed based on a view request.

HOMEOWNER FORUM:

None

Adjournment - There being no further business, a motion was made by Ron Spahman to adjourn at 3:47 p.m. All in favor and carried.

Attest

Secretary

Date