

**RIDGESTONE HOMEOWNERS ASSOCIATION**  
**General Session Minutes**  
**March 21, 2013**

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 21, 2013 located at The Snoqualmie Library](#). President of the Board of Directors, Tim Marsh called the meeting to order at 2:30 p.m.

Board Members Present:	Tim Marsh, President Ron Spahman, Vice-President Todd Levitt, Sec-Treasurer
Board Members Absent:	None
Management Representatives Present:	Dawn Mertens, Management
Homeowners Present:	Ann & Dean Siddons, Ben Thomas

**Approval of the Minutes:** Todd Levitt moved that "The reading of minutes of 08/02/212 General Session and UCWM of 11/19/2012 be waived and accepted as written. Seconded by Ron Spahman, all in favor and carried.

**Management Report:**

**Financial:**

The financial reports as of 12/31/2012 were distributed to the board via email for their records. The 1<sup>st</sup> Quarter period ends 03/31/2013 and Management will complete in April 2013 and distribute to the board.

**Delinquencies:**

Management stated that 505RS 0046-02 has a Notice of Trustee's Sale filed for 06/14/2013.

**Unfinished Business & General Orders:**

**NEW BUSINESS:**

**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.

Ridgestone HOA  
August 2, 2012 – General Meeting Minutes

**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