

# **RIDGESTONE HOMEOWNERS ASSOCIATION**

## **THIRD ANNUAL & BUDGET RATIFICATION MEETING MINUTES SNOQUALMIE LIBRARY, 7824 Center Blvd SE, SNOQUALMIE, WA**

**JANUARY 10, 2012**

### **CALL TO ORDER**

The meeting was called to order 6:40 pm by Dawn Mertens, community manager, Palette Property Management.

### **PURPOSE**

Management stated the purpose of the meeting is to:

- Ratify the 2011 Approved Budget
- Address other general business that arises at the meeting

### **STATEMENT OF QUORUM**

The required 34% of membership in attendance in person or by proxy was attained with eight (8) Class A and forty-five (45) Class B lots represented, comprising 50% of the membership.

### **PROOF OF NOTICE:**

Pamela Wickard so moved that the notice of the meeting was duly mailed on December 16, 2011 to the membership. Motion was seconded by Gail Jones. All in favor and carried.

### **INTRODUCTIONS:**

Dawn Mertens, community manager, introduced herself and Pulte Group representatives and current board members, Todd Levitt, President and Eric Nordling, Secretary/Treasurer. There being no new homeowners at the meeting, those present greeted each other as known.

### **MINUTES:**

The minutes dated January 26, 2011 were read aloud by Dawn Mertens, Palette Property Management. Phil Jones moved to approve the minutes as read. Kevin Cooney moved to approve the minutes with the following correction under the Homeowner Forum. "Pulte was asked to consider appointing a member from the general membership to the board and was told by Todd Levitt that the Declarant was not going to appoint a homeowner member to the board". Tim Marsh seconded the motion. All in favor and carried.

**REPORTS OF OFFICERS:** None for this year

**REPORTS OF COMMITTEES:** None for this year

### **UNFINISHED BUSINESS:**

Last year a motion was made by the members that the Association considers including the responsibility of getting competitive quotations for fire sprinkler inspections and cleaning of the catch basins on the lots (not including the street catch basins) from the individual homeowners to the HOA. Management stated that upon review of that request, it would take the amendment of the legal documents to clearly change the responsible party from the individual homeowners to the Association before the HOA could provide that

service. The Association is not currently insured to provide services they are not responsible for under the current legal documents.

Several homeowners asked various questions regarding how the Association insurance coverage works. Todd Levitt suggested that next year we may invite the insurance agent to attend the meeting to answer questions.

**RATIFICATION OF THE 2021 BUDGET:**

Management's presentation consisted of the following:

- The 12/31/2011 year end unaudited financial position and there is a plan to have an audit of the 2011 year.
- Budget comparison of 2011 vs. 2012 with the mention that since the community is still in build-out, expense line items such as landscaping, insurance, management, fire sprinkler monitoring will be increasing as the buildings sell.

Several members expressed the concern that if the units do not sell, how the budget will be affected. Management pointed out that the increase in expense only begins with a close of escrow within a building, which generates income from new buyers and additionally Pulte pays assessments on unsold units within a building that has a unit sale. Therefore, if sales are slow, it does not adversely affect the expense of the Association.

Management mentioned that there is a significant change to the fire monitoring system setup that will ultimately change the final build-out budget. Instead of having two phone lines within each building at \$45 per line per month, the new buildings will now be wireless. Kevin Cooney asked if the existing buildings could capture that savings also. Management stated that was a great question and will inquire with the installer what the cost would be.

Phil Jones moved to ratify the 2012 approved budget. Robin Wright seconded the motion. All in favor and carried.

**HOMEOWNER FORUM:**

- The issue of a Reserve Study was discussed. Management conveyed that Reserves are now required by WA State and that a Reserve Study would be performed by an independent 3<sup>rd</sup> party before June of this year.
- Also at the request of a homeowner cluster, a Reserve Study would also be performed for that specific cluster's Shared Elements. The expense of this study would be paid for by that cluster's homeowners.
- Pamela Wickard requested that the Management take a look at loose rock and dirt in a retaining wall in the front yard area of her property to determine what could be done to repair the damage.
- There was a general discussion regarding impacts of discontinuing the landscaping and watering of the back yards and how it might affect membership dues. It would take a change in the legal documents to make this change. It was established by Pulte that there would be no changes in the legal documents without the unanimous consent of the membership.

**ADJOURNMENT**

There being no further business to discuss Pamela Wickard made a motion to adjourn at 7:40 P.M. Phil Jones seconded the motion. Motion carried.

**ATTEST:**

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Secretary

Date: