

RIDGESTONE HOMEOWNERS ASSOCIATION
General Session Minutes
October 13, 2014

Upon due notice, given and received, the Board of Directors of the Ridgestone Homeowners Association held a General Session Meeting on **Monday, October 13, 2014** at Snoqualmie Library – 7824 Center Blvd SE, Snoqualmie, WA. President of the Board of Directors, Dean Siddons, **called the meeting to order at 6:00 PM.**

Board Members Present:

Dean Siddons, President
Tim Marsh, Treasurer
Rhonda Wright, Secretary

Board Members Absent:

None

Management Representatives Present:

Dawn Mertens, Management

Homeowners Present at 6:30 PM

Farrell, Kathy & Phil Bates, Sandy & Pam Tirado

Pamela Wickard, Ann Siddons, Kathy & Rich

Convene to Executive Session: The Board convened to executive session to discuss delinquent and non-compliant members. The Board reconvened to general session at 6:30 PM.

HOMEOWNER FORUM:

1) A: Kathy Bates presented to the board her appeal for the allowing the members to install frosted balcony glass, the same that is already between the homes, within the plain glass sections that currently exist. Her reasons were due to creating additional privacy as the homes built below her unit are very close and she's able to watch her neighbors' daily living. Additionally, it was Kathy's opinion that adding the frosted glass would not impact the curb appeal with frosted and unfrosted panes, as she's in the alleyway where there's minimal traffic. This request was previous denied by the Board, the concern being that not everyone would be able to or want to exchange out the plain glass to frosted glass as the expense is approximately \$2K - \$2,500, it would need to be applied to the whole community, which includes other viewable balconies in the community. The Board will review the appeal and respond back in writing.

B: Kathy Bates also presented the board with her request to install a York QuietDrive System Air Conditioner that would be placed in the planting bed next to her garage. She lives in middle units, which are denied air conditioning units unless they are placed on the roof, which is very expensive.

Both builders, Murray Franklyn and Pulte did/do not offer air conditioning within Ridgestone in the middle units as they would need to place an A/C unit on the balcony, as anywhere else it would be unsightly. They did build one unit on the roof and the cost and process was prohibitive. The noise on the balcony would be a constant truck driving by at 70 dBs. The Bates has applied for approval to the ROA per requirement; upon receipt of the ROA's decision, the Ridgestone Board will review and respond back in writing.

2) Sandy & Pam Tirado attended in support for the frosted glass improvement.

APPROVAL OF CONSENT CALENDAR:

A	Acceptance of Minutes	<i>Resolution:</i> Reading of the minutes are waived and Board accept the 07/16/2014 General Session Minutes as presented.
B	Acceptance of Delinquency Report	<i>Resolution:</i> Accept the Delinquency Report dated September 30, 2014 as presented.

C	Acceptance of Non-Compliance Report	<i>No report to accept.</i>
D	Acceptance of the 3rd Quarter 2014 Financial Report	Resolution: The Board has reviewed and accepted the 3rd Quarter 2014 Financial Reports and bank reconciliations dated 09/30/2014.
E	Acceptance of the Audit Proposal for 2014	Resolution: The Board has reviewed the proposal for an audit of the 2014 calendar year for the amount of \$1,450 and unanimously agree to engage for the 4 th consecutive year with Robert A. Owens, CPA

Motion made by Tim Marsh to approve items A, B, D & E, excluding C due to unavailable, on the consent calendar as presented.
Dean Siddons seconded the motion
All in favor
Motion carried.

MANAGEMENT REPORT:

Dawn Mertens, Palette Property Management, presented items that were completed. One of the items was the fence staining work in alley A that has the new panel that looks noticeably different.

Motion made by Tim Marsh to obtain estimates to re-stain the one panel to better match the entire fence.
Rhonda Wright seconded the motion.
All in favor
Motion carried.

2015 Annual Budget: Management submitted a 2015 budget for board review and approval. Management mentioned that there's likely to be an excess operating cash amount of \$10K at year end and that there's a need to re-bark/mulch the beds in 2014 in which there's a shortfall of reserve funds in the barking/mulch line item.

Motion made by Tim Marsh to transfer \$6,000 to reserves and post to the reserve barking line items by percentile between the common area vs. lots, and, further to transfer \$4,000 to reserves and post to the reserve plant renewal line items by percentile between the common area vs. lots.
Dean Siddons seconded the motion.
All in favor
Motion carried.

Due to the timing per WA State Law for the budget ratification process the board agreed to adopt the budget via a Unanimous Consent in Lieu of Meeting between the days of Nov 1st – 15th so that the continued practice of having the budget ratification with the Annual Meeting is met.

UNFINISHED BUSINESS AND GENERAL ORDERS:

Fines to Homeowners for lack of Fire Panel test completions: There are eight (8) units that did not make arrangements to allow the HOA in their unit for Fire Panel Testing. The board directed Management to send letters to these owners and express that they will hold the \$150 fine for this year in abeyance and if they miss the next testing cycle they will be back charged the 2014 fine and fined for 2015 as well.

Hancock Median – Needs Better Reflection:

Motion made by Tim Marsh to purchase white traffic paint and glass beads at Alpine Products in Auburn, WA for use in painting the median on Hancock to assist with better reflection for safety

as approved by Gary Stevens at the City of Snoqualmie. This is a first step enhancement which the Board will review its effectiveness for future consideration of other options.

Dean Siddons seconded the motion.

All in favor

Motion carried.

Parking in front of Mailboxes Issue:

Motion made by Tim Marsh to purchase yellow traffic paint at Alpine Products in Auburn, WA for use in painting the curb under the mailboxes, 10' on each side, to discourage parking in front of the mailboxes as approved by Gary Stevens at the City of Snoqualmie.

Dean Siddons seconded the motion.

All in favor

Motion carried.

Rules and Regulation, Policy #2: The Board completed the rules and regulations document. Management is directed to mail out a copy to the members and the Master Association for a 30 day review prior to adoption.

NEW BUSINESS:

Plant Replacements: Management presented a list of plants that need to be replaced and requested the board approve a lump sum amount to get started. Management will engage the services of BR Landscaping to plant and warranty the replacements.

Master Gardener and homeowner, Pamela Wickard, advised on a few matters regarding: Do not plant Boston ivy – it's too invasive and the boxwoods have blight - it's recommended that another type of hedge plant be utilized.

Motion made by Tim Marsh to authorized Management to spend up to \$6,000 from the reserve line item: plant replacements, CA / Lots as appropriate, based on the list presented

Dean Siddons seconded the motion.

All in favor

Motion carried.

ADJOURNMENT - There being no further business, President, Dean Siddons adjourned the meeting at 8:15 PM.

Attest

Rhonda Wright, Secretary

Date