**RIDGESTONE HOA**

**2018 ANNUAL MEETING**

**SNOQUALMIE VALLEY HOSPITAL**

**9801 FRONTIER AVE SE**

**SNOQUALMIE, WA**

**JANUARY 29, 2018**

*Call to Order*

Kevin Cooney, HOA President, called the meeting to order at 6:02 PM.

*Statement of Quorum*

Kevin Cooney tallied members present and those who submitted Proxy Forms and determined that a quorum was reached and the meeting would continue according to the announced Agenda.

*Annual Report of the President*

* Budget: The HOA Financial Budget performance remains excellent and the HOA maintains a budget reserve of 150%. The number of properties with assessment payments in arrears is very low as the Board has been successful in the collection efforts of delinquent accounts during 2017.
* Plants/Shrubs: Irene Dallum, Targa Representative, announced that our landscape crew will apply bark on all properties and common areas within the next two weeks, weather-permitting.
* Wildlife: State Wildlife and Snoqualmie Police have successfully removed the troublesome, aggressive coyotes from our area. If any other coyotes appear, residents should contact SPD.
* Snow Removal: Board Directors and Irene Dallum reviewed the on-call contract in place to (1) remove snow and ice from Ridgestone sidewalks; (2) supplement snow removal by the City to remove large snow amounts from alleys so that residents can safely leave and enter their garages; (3) supplement removal of deep snows from Ridgestone streets. Board Directors will authorize the snow removal service when snow levels reach 3” or more and road conditions and sidewalks are impacted with snow and/or ice.
* Building and Unit Maintenance: Our property management company, Targa, continues to notify residents with reminders on maintain their units. Some residents collectively arranged for painting throughout the summer. One building, prepped for painting, will be finished in the springtime and favorable weather.

A long and fruitful discussion continued on collective ways for the HOA to tackle major building maintenance such as painting, gutter repairs, roof repair, dryer lint duct cleaning, etc. The Board, at its regular Executive Meetings, has been surfacing models and plans to present to the membership for approval in 2018 – 2019.

*Other Business*

* Director Larry Plutko pointed out the need for standing committees, appointed by the Directors, to meet, discuss, and develop plans for Building and Unit Maintenance, Communication, and Social Events. We currently have three elected Board Members and the desire is to keep the number at three but expand the effectiveness of Board work by establishing working committees to handle key issues. Committee plans and recommendations would be presented to the full Board and to the Membership.

*Election of Directors*

From the slate of announced candidates and write-ins, Members present and via proxy vote, elected the following:

* Kevin Cooney, President (continuing a 3-Year Term)
* Bill Taylor, Vice President/Treasure (continuing a 2-Year Term)
* Dean Siddons, Secretary (starting a 1-Year Term)

*Adjournment*

The meeting adjourned at 7:20 PM.

* Submitted by Larry Plutko, Director/Secretary