**RIDGESTONE HOMEOWNERS ASSOCIATION**

BOARD OF DIRECTORS REGULAR MEETING

SNOQUALMIE VALLEY HOSPITAL, 9801 Frontier Ave SE, SNOQUALMIE, WA

JULY 17, 2017

*CALL TO ORDER*

Kevin Cooney, HOA President, called the meeting to order at 6:00 pm.

*DIRECTORS UPDATES*

* The Board has made significant progress in reducing delinquent assessments over the past three months.
* Ridgestone HOA is pursuing Pulte performance bond responsibilities with the City of Snoqualmie. Director Bill Taylor is heading up this project.

*HOMEOWNERS FORUM*
* Landscaping: After open discussion, we will ask BR Landscaping to (1) adjust the mowing height of the grass since it is currently set too low; (2) repointing sprinklers incorrectly placed throughout our development; (3) resolving landscaping issues at the end of Lot 25, and (4) scheduling mulching for September/October and every two years thereafter but in March (best time to apply mulch).
* Unit Maintenance: After open discussion on the need for residents to take responsibility for following through with regular maintenance, especially painting of townhomes and fencing, the Board will meet to consider its options. These include (1) leveling fines; (2) legal remedies; (3) developing a set of enforcement guidelines. The Board of Directors will report back to homeowners at an upcoming Board of Directors meeting in the Fall of 2017.
* Annual Fire Inspection and Backflow Certification: Irene Dallum at Targa will arrange the annual inspection and certification and report back to residents on a date for late August 2017.

The meeting adjourned at 7:29 pm.