**RIDGESTONE HOA**

**RESCHEDULED 2017 ANNUAL MEETING**

**SNOQUALMIE VALLEY HOSPITAL**

**9801 FRONTIER AVE SE**

**SNOQUALMIE, WA**

**MARCH 13, 2017**

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*Call to Order*

Kevin Cooney, HOA President, called the meeting to order at 6:35 PM.

*Statement of Quorum*

Kevin Cooney tallied members present and those who submitted Proxy Forms and determined that the meeting lacked the proper percentage of the membership to establish an official quorum. The HOA Directors considered it to be in the best interests of the HOA, especially members present, to review the Annual Report and discuss current matters.

*Annual Report of the President*

* Budget: The HOA Financial Budget performance remains excellent and the HOA maintains a budget reserve of 150%. There are very few properties in arrears with payment of monthly HOA fees.
* Building and Unit Maintenance: The President reminded members that homeowners are responsible for the maintenance of individual units and maintenance guidelines are posted at the Ridgestone HOA website. This requirement holds true for the collective, shared maintenance of an entire building. In this case, residents are encouraged to work with one another on the funding of shared maintenance projects (e.g., common roof repair).
* Property Transfers/Rentals: It is imperative that homeowners notify our agent, Targa Real Estate Services, that a transfer of property via sale or a unit rental arrangement is taking place as soon as possible so that the HOA ensures continuity for all homeowner responsibilities.
* Plants/Shrubs: The HOA is following-up on replacement of dead plants and shrubs as reported by residents.

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The Directors and members present discussed the following items:

*Other Business*

* Transfer of Unit Ownership: Need for a better mechanism to resolve outstanding homeowner maintenance responsibility issues (e.g. outside painting of unit) prior to sale. This also includes proper disclosure to the new owner.
* Winter Weather: This has been an unusually harsh winter with eleven snowfalls including four major ones. The City of Snoqualmie, when contacted, has cleared the streets and alleys. One resident who does commercial plowing cleared the alleys at times and has done so gratis. Director Larry Plutko will follow-up with discussing contractual arrangements for the clearing of sidewalks. He will also pursue the feasibility of utilizing commercial snow plowing during a snow emergency.
* Communications: The HOA continues to lack a quorum for annual meetings. This led to a discussion of utilizing other communication methods, including email. Larry Plutko will discuss employing email methods, including an opt-out feature, with Targa.

*Adjournment*

The provisional meeting adjourned at 7:30 PM

- Submitted by Larry Plutko, Director/Secretary