

**DRAFT**

**RIDGESTONE HOA  
2019 ANNUAL MEETING**

**DRAFT**

**SNOQUALMIE LIBRARY  
SNOQUALMIE, WA**

**JANUARY 30, 2019**

*Call to Order*

Kevin Cooney, HOA President, called the meeting to order at 7:05 PM.

*Introductions*

Kevin Cooney introduced the current Board members and the current Property Manager. Then the other attendees introduced themselves.

*Statement of Quorum*

Chellore Knudtson, Property Manager, tallied members present and those who submitted Proxy Forms and determined that the total was 17 units represented, which did not meet the requirement of 36 units for a quorum.

*Approval of Previous Year's Minutes*

A motion to approve the previous year's minutes was made by Phil Jones and seconded by Jo Johnson. The motion was passed.

*Annual Report of the President*

- Budget: The budget for 2019 will be the same as the 2018 budget, and there will be no dues increase for 2019. However, increasing costs for landscaping and Puget Sound Energy mean that a dues increase is likely in the next year or two. It was noted that there have been no dues increases in the known history of the HOA.
- Fire System Monitoring: Kevin gave the background on how it was discovered that four buildings do not have fire sprinkler monitoring. The four buildings are 6, 9, 11, and 25. The Board continues to work on a plan to resolve this issue.

*Election of Directors*

Since there was no quorum, there was no election held. The Board appointed Jo Johnson to the open Board position until the next election.

### Questions/Answers

- In response to a question about getting the temporary sprinklers turned on earlier in the summer, Bill Taylor explained the difficult process of getting all the parties involved to make something happen. We have been assured by the city that this year would be better. The HOA cannot maintain those areas until the Pulte warrantee period expires, which is in October 2019. After that time, the temporary sprinklers will be pulled out and the HOA will be responsible for maintenance.
- In response to a question/comment about water drainage and soil runoff, Kevin said it would help to call the city to complain.
- In response to a question about why the bark is applied so early in the spring (when it is affected by wind storms), Kevin said it was the landscaper's choice to do it then. Others offered that it was likely to help prevent early spring weeds, and to help prevent rain runoff.
- In response to a comment about a No Parking sign that had been broken off and was now missing, Kevin said that it was a city responsibility to replace the sign.
- In response to a request for advance notice of herbicide/pesticide spraying, Chellore said that the landscaper was legally required to use products that are considered safe for people and pets. However, the board would consider using the email list to give at least some people advance notice when it was available.
- In response to a question about the financial data that was not presented this year, Kevin and Chellore said that the financial reports would be mailed out shortly to all owners.
- In response to a complaint about the backflow testing from this past year, Kevin and Chellore said they would be modifying the instructions given to the backflow company before this year's testing.

### Adjournment

The meeting adjourned at 7:20 PM.

- Submitted by Dean Siddons, Director/Secretary