

RIDGECREST HOMEOWNERS ASSOCIATION



BOARD MEETING MINUTES for Tuesday, 26 February 2002

A. PRESIDENT BRINGS MEETING TO ORDER at 6:59pm.

Present were:

George Carr, President
Laney Clark, acting Secretary
Bob Blue, Treasurer
Bill McLaren, Board Member absent
Harriet McLaren, Board Member absent
Mark Johnston, Board Member
Jack Dearth, Board Member/ACC
Shirley Mahan, Board Member
Bill Mahan, Board Member
Travis Gilliland, ACC

B. OFFICER REPORT

Secretary:

Laney Clark read minutes of February 2001 Board meeting. They were approved as read.

Architectural Control Committee (ACC):

Bob Blue briefed the Board that there were four architectural requests made to the ACC since September.

Treasurer:

Bob Blue stated that there was \$419.11 in the RHA checking account.

President:

1. **ASSESSMENT:** The checking account report immediately led to a discussion of increasing costs facing the RHA, due to inflation but mainly caused by the slow payment of only a few residents driving up labor costs associated with our accountant's office contract. George presented a copy of a letter he requested all Board Members read and sign upon agreement. This letter addressed the history of the assessment and its evolution into the current process we now use. Discussion followed: RHA takes in \$780 annually and last years costs exceeded our income from assessments by \$43. Raising the assessment by \$5 was discussed. Jack Dearth suggested \$6 and it was tabled temporarily.
2. **WESTERN WASHINGTON WATER SERVICE (WWWS):** George briefed the Board on his response to the WWWS on behalf of the RHA. It was a negative comment on the WWWSs request to raise the water rates. It was pointed out that the WWWSs plan to build an additional reservoir had not come to fruition. Additionally, the WWWS, namely Mike Ireland, was remiss in their duties to keep the RHA informed of their intentions.
3. **MULLENIX SPEED SIGNS:** The speeding signs on Mullenix, specifically 45 mph and 35 mph advisory sign were reversed into their appropriate locations after Bob

Blue took a picture of them and George forwarded it to Dusty Wiley at the county engineers office. George thought it was county efficiency or just good timing since Dusty was running for political office.

- 4. SAFETY SIGN: George briefed the Board on the hassle required to get our neighbor the Highpoint Stables to comply with a simple safety sign obligation. The outcome was that Eric Baker; Kitsap County Development Office [Code Enforcement] finally read the requirements and instructed the stables management to submit a permit request. It appears that the Highpoint Stables will be putting up two signs so that traffic coming east and west receive the same information.

DRAFT

C. OLD BUSINESS. None

D. NEW BUSINESS.

- 1. Shirley Mahan noted that, in accordance with the covenants, the association could be dissolved at 20 years if we so desired. It is coming up on 20 years within the next several months. If nothing is done it will automatically be renewed for 10-year intervals. George commented that this was true and if anyone wanted could look into taking action that would dissolve the RHA. It was generally agreed that we should keep the system going since having greenbelt insurance protected us all.
- 2. Discussion of raising the assessment was revisited. The Board had two options. Do nothing and continue to use up our savings to cover the increasing costs or raise the assessment and preserve our financial resources. The Board agreed by unanimous vote to raise the assessment to \$36 commencing on 1 August 2002.
- 3. Jack Dearth brought up the speeding on Deeridge. Everyone agreed with Jack, however this is an old problem. It is really a sheriff department enforcement issue. We can do things like request neighbors to slow down and place the radar speeding sign on the street. Laney commented that there was a dead bunny on Deeridge hit by a vehicle. It is significantly bad when a rabbit cannot safely cross the street without being run over by a neighbor's vehicle. This is too fast. Jack volunteered to write a letter that will be included in this years assessment invoice sent out in late June 2002.

E. ELECTION of OFFICERS: Laney Clark was unanimously elected Secretary and Jack Dearth volunteered to relieve Bob Blue as Chairman of the Architectural Control since Bob Blue is providing services as Treasurer. All other officers have volunteered to remain in their respective elected positions and were unanimously re-elected.

F. MEETING ADJOURNED at 8:00pm.

Sign _____ date _____
President

Sign _____ date _____
Secretary