

Ridgecrest Homeowners Association

8760 Deeridge Place South East-Port Orchard, WA 98367-9518



Minutes of General Meeting for: 24 September 2002

In reply
Refer to:
RidgeGenMtg020924
September 25, 2002

1. **Meeting Convened.** The Treasurer, Bob Blue called the meeting to order at 7:03 pm. RHA members present were Bill Mahan, Shirley Mahan, Bob Blue, Laney Clark, Roland Cole, Jack Dearth, Mark Johnston, Sharon McLeod (guest) and Dave Ulrich. Bob Blue informed the group that George Carr had called from SEATAC at 6:26 that he would be late. The meeting was being held in George's driveway since the weather was clear, dry and warm and George unthinkingly locked up his house.
2. **Secretary's MINUTES.** The minutes of the September 18, 2001 meeting were read by Secretary Laney Clark and approved by all present as read and completed at 7:06 pm.
3. **Treasurer's REPORT.** Bob Blue, RHA Treasurer, read the RHA Financial Report and approved as read at 7:07 PM. A copy of the financial report is attached to these minutes. Roland Cole asked Bob Blue about the raise in the annual assessment. Bob Blue and Jack Dearth explained the raise was partially due to inflation over the past years and Bob Blue guessed homeowners who were delinquent in paying their assessments year after year have maybe increased this figure by about 50%.
4. **Architectural Committee Chairman (ACC) REPORT.** Jack Dearth, Chairman of the Architectural Control Committee commented on ACC activity and the discussion drifted to the pile of brush piled in front of Scott Gilliland's property in Timberidge Court. George Carr arrived at 7:20 pm and answered the concerns of the trash that the owner of the property should be approached and asked what he was going to do. If the trash is being piled in the greenbelt then it is an Association issue, if it is on private property then it is the homeowners concern and if it is in the ditch then the county should be informed. The pile of brush is in the ditch.
5. **RHA OLD BUSINESS:**
 - a. Roland again raised the question of the annual assessment increase and wanted clarification from George about the assessment increase and why he [Roland] had to pay 50% of the increase for the "delinquents". George responded that it would be difficult to place an exact amount on what the delinquent payers had caused but this increase had accumulated over years however it was driven in particularly by different residents each year not getting their assessment payments in on time. This had increased some of our accountants labor hours. Roland was not happy with the situation and apparently the answers George was providing and insisted that he shouldn't have to pay this increase. Roland apparently felt that the delinquents should be made to bear these costs. George attempted to explain that there was no legal mechanism within the covenants or bylaws to accomplish this. Roland stated that he didn't care if it was only 60 cents, but felt he should not have to pay. A verbal confrontation between George and Roland followed and Roland left the meeting at 7:27 pm.
 - b. George continued on to brief everyone on the Board's decision to increase the assessment. As previously stated and as he presented his findings to the Board in February this increase was driven in part by the seemingly endless tardiness of two or three residents each year who seem to forget to pay on time. It was not necessarily the same lot owners but changed periodically. Some would do it for a period of years but would finally wise up, especially if they received an attorney's letter. This however increased labor at the accountant's office. It may not seem like very much but overtime it has increased the workload for everyone including, the RHA Treasurer and President. The RHA does not have the authority within the Covenants or Bylaws to penalize these individuals financially to cover these additional accountant labor charges. Some charges can be legally passed on but the labor is a RHA management expense. The RHA originally contracted with the accountants' service about ten years ago for a specific service and amount. This was to send out one billing and provide income tax services. The labor to follow-up with certified letters and contacting the attorney to go through the lien process has driven up costs. George pointed out that he has to pay this increase also and does not like doing it but from a legal standpoint the RHA does not have a choice. The only remedy would be to write an Amendment to the Bylaws and get about 90% of the lot owners to sign off on the amendment. The last time we had a vote only eight out of twenty six lots responded.
 - c. Discussion followed and ideas brought up. Mark Johnston suggested a small sign at the head of the street to remind residents to pay. George asked who was going to put this sign up and down every year. The Board has banned signs at the front of the street. George pointed out that collection of assessments has been an emotional issue over the years and was willing to consider alternatives if someone else would like to take on the task.

George said he had plenty of hobbies and was willing to turn the job over to someone else. George asked Laney if she would like to be the collector of assessments and the answer was no. No one else volunteered either. Right now George stated that the procedures that have evolved over the years are working and the 100% of all lot owners are paid up. There are homeowners associations who are not working at all and the homeowners within these associations are at risk for not having the resources to keep their liability insurance premiums paid.

8. RHA NEW BUSINESS

- a. Dave Ulrich asked about speed bumps on Deeridge. The issue of speeding on Deeridge has always been discussed with no resolution. George said he vaguely remembered asking the county about installing speed bumps about ten or twelve years ago and they refused. He suggested someone could ask again. Jack Dearth said that he felt people were driving slower. George mentioned that Jack was going to write a letter last year but did not. George said that the speed limit has been in the newsletter every year and also pointed out that the speed limit of 25 MPH is really too high. It was suggested that we try to get it lowered. George suggested that someone contact the county. George pointed out that speed indicator mounted on a trailer could be borrowed from the sheriff's department but no one in the past wanted to take the project on. Discussion ended with no real commitment to address the problem.
- b. George briefed everyone about the commitment High Point Stables had made several years ago concerning a SAFETY SIGN to be posted at the Deeridge/Mullenix intersection. The county was now enforcing this requirement and making them mount the sign properly in addition to placing one at Ramiller/Mullenix intersection for westbound traffic. The High Point Stables had to take out a new sign permit costing \$100 because they could not find their original. The RHA has a copy of the new High Point Stables sign permit in its files in case they ever lose it again. These signs are to keep trailers from using the Deeridge/Mullenix intersection due to the limited sight distance for these big rigs negotiating this sharp turn.

9. ELECTION OF NEW BOARD MEMBERS. Discussion on Board Members being elected to specific jobs was discussed. George explained that Members were elected to the Board at the General Meeting and at the Board of Directors meeting the specific assignments were decided and voted on. Dave Ulrich and Paul Clark volunteered and were elected new Board members. Paul arrived as the meeting was ending and was volunteered by his wife Laney.

10. Meeting adjourned at 8:05 pm.

Attachments: Financial Report dtd June 30, 2002

President.....

Secretary.....