

Ridgecrest Homeowners Association

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



Minutes of Board Meeting for: February 19, 2011

In reply
Refer to:
DH:110219RHABoardMtgMinutes
February 19, 2011

1. **Meeting Convened.** The President Bernice Maxfield called the meeting to order at 12:07 pm. RHA members present were Bernice Maxfield, President - Dennis Hill, Vice President - Diana Hill, Secretary - Al Aosved, Treasurer - Jim Shirk, Chairman ACC - Board Member Connie Shirk, and RHA Member Kris Kirby. Board Members Mark Johnston and David May were absent.

2. **Secretary's MINUTES.** Al Aosved moved and Jim Shirk seconded a motion to dispense with the reading of Minutes from the last Board Meeting from April 8, 2010. The minutes are posted on the RHA Website and all present have read and approve.

3. **Treasurer's REPORT:**

a. Treasurer, Alvin Aosved presented the following information:

- Through careful stewardship of our assessment income, we currently meet our annual insurance & organizational expenses, with a \$250 per biennium surplus, a portion of which is used for administrative costs.
- We currently have \$3500 in reserved funds available for contingency purposes.
- Past incidences of non-collection of assessments and costs of liens, plus insurance increases can cost an additional \$3000+ if incurred. Subsequent inflation would also be a factor.
- The Treasurer recommends that we formally establish a reserve to ameliorate any unexpected expenses at twice the amount of our experience (\$6000) and continue to increase our assessments through 2014 at the 5% rate provided for in the covenants.

The Treasurers Report and recommendations were reviewed and discussed by the Board. Dennis Hill then moved to accept both the report and the recommendations. Jim Shirk seconded the motion, and the Board unanimously voted to accept.

b. Al presented a document explaining research done this year on greenbelt liability insurance. George Carr contacted several companies for competitive quotes. The documents showed that our current insurer (State Farm) is still the most economical. Discussion followed about the need to continue quote-sampling bi-annually. Bernice offered to obtain the insurance quotes for the Association for the next review in 2013.

4. **Architectural Control Committee Chairman (ACC) REPORT.** ACC Chairman Jim Shirk made the following report. Number of ACC Requests = 8, Requests Approved = 8, Number of non-request incidents = 2 Number of actions taken = 0 and Number of violations notated on website = 2.

a. **GREENBELT:** Walk-through conducted in early summer. No violations noted in the southern portions or detention pond. Northern portion has evidence of malicious damage to trees along unauthorized trail to neighborhood on east side. Unauthorized trail on west side continues to exhibit signs of use.

b. Retention pond had debris dumped: lawn chair and basketball goal. County, SSWM who is responsible for maintenance was notified and items were removed.

c. No requests for dead tree removal or concerns by any RHA resident were noted.

5. Old Business:

a. Discussion concerning the trespassers in the Greenbelt from Lorsten. Bernice noted that she has spoken with many residents from Lorsten concerning the use of the paths in the Greenbelt in order to use Deeridge as access to the Bus Stop at our corner. Only one person seems to continue to use the path. An adult female walks through the area with her dog. She has been approached and asked to NOT use/ trespass into our Greenbelt. Since she continues her actions, Jim Shirk offered to draft a letter to be sent on behalf of the Association to formally request that she cease using the Greenbelt paths. The letter will be reviewed and then sent to the offending party.

b. We need a current insurance quote-sampling bi-annually. Bernice offered to obtain the insurance quotes for the Association for the next review in 2013. Insurance costs affects our operating budget, therefore we need regular up-dates.

c. A discussion concerning the issues surrounding the appearance of all the lots in the plat. As a group it was decided that while we cannot make anyone keep appearance clean and fresh we would try to individually keep the neighborhood presentable.

6. New Business:

BY LAWS AMENDMENT: Jim Shirk brought up the fact that the RHA Membership should change the by-laws concerning the amount of board meetings and time for general meetings so as to keep the RHA management team current with the way we do business. This can be done at our next general meeting.

7. Elections: Board and officer terms end for Diana Hill (Secretary) and Al Aosved (Treasurer). Motion made by Dennis Hill and seconded by Jim Shirk to re-elect Diana and Al to their respective positions pending their re-election by the membership to the Board of Directors as with the two remaining positions of president and vice president did not announce their stepping down so all four officers were re-elected to another one year term. Board members in attendance elected all officers.

8. Meeting adjourned at 12:57 pm.

President.....

Secretary.....