

Ridgecrest Homeowners Association

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



Minutes of General Meeting for: **February 19, 2011**

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

1. **Meeting Convened.** The President Bernice Maxfield called the meeting to order at 1:05 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 Members Carolanne Aosved, Dave Ulrich, Doug McNeil and Kris Kirby.

2. **Secretary's MINUTES.** To save time the minutes of the Association Meeting for February 9, 2010 were not read by Secretary Diana Hill as all present have read them located on the RHA website. The minutes were approved by all present.

3. **Treasurer's REPORT:** 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 general members attending. Dennis Hill then moved to accept both the report and the recommendations. Jim Shirk seconded the motion, and all members in attendance unanimously voted to accept.

4. **Architectural Control Committee Chairman (ACC) REPORT.** ACC Chairman Jim Shirk noted that 8 requests were approved during the last year! Some discussion concerning the fact that greenbelt trespassing and minor violations has occurred.

5. **Welcome Committee REPORT.** Diana Hill who was the prime mover in the welcome to the neighborhood effort visited the new owners at Lot #16, Jesse and April, and presented them with copies of the Ridgecrest HOA Welcome Letter, a copy of the RHA Covenants and By Laws, plus cookies and treats for their pet in a colorful Gift Basket. This routine is a positive step forward for Ridgecrest Welcome to the Neighborhood program.

6. **RHA OLD BUSINESS:** None.

8. **RHA NEW BUSINESS.**

MEETING ATTENDANCE. A discussion concerning those in the neighborhood that don't attend the general membership meeting. It was decided that post cards were helpful but calling to remind or offers to attend as groups might help. This issue received NO action at this time but individually we are trying to get better attendance. The attendees also discussed the idea of having a social event to encourage more participation. Carolanne Aosved and Connie Shirk agreed to head up an effort for something in August 2011.

7. **ELECTION OF NEW BOARD MEMBERS.** It was noted that the Board of Directors needed to have three positions filled. A motion was made by Jim Shirk and seconded by Dennis Hill to re-elect Diana Hill and Al Aosved to the Board. The motion PASSED. No one was nominated and Dave Ulrich volunteered to run. The nominations were closed by a motion from Al and seconded by Jim and all three persons were elected to the board.

9. **Meeting adjourned** at 1:50 pm.

Attachments: Financial Report dtd February 19, 2011

President.....

Secretary.....