

Ridgecrest Homeowners Association

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



Minutes of General Meeting for: September 16, 2003

DRAFT

In re
Reference:
Ridgecrest Homeowners Mtg 030916
September 16, 2003

1. **Meeting Convened.** The President George Carr called the meeting to order at 6:59 pm.

RHA members present were Laney Clark, Michael Wright, Terri Pence, Bob Pence, Carlota Felice, Anthony Felice, Paul Clark, Cody Clark, Dennis Hill, Diana Baker-Hill, Bill McLaren, Harriet McLaren, Bob Blue and George Carr.

2. **Secretary's MINUTES.** The minutes of the September 24, 2002 meeting were read by Secretary Laney Clark and approved by all present as read and completed at 7:04 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 the original of these minutes.

4. **President's REPORT.** George Carr reported that the accountant service once again raised our annual rate again this year. George said that we negotiated some of the work the accountant service did for us to keep from raising the assessments on homeowners to compensate. The accountant service will maintain the billings and receiving/depositing funds for the association.

5. **Architectural Committee Chairman (ACC) REPORT.** In the absence of the Chairman of the Architectural Control Committee the president reported on the following:

- a. We have 100% participation by all homeowners for all known external modifications to houses within the plat of Ridgecrest. This means that residents are complying with the covenants and submitting plans to the architectural control committee for approval. This procedure ensures the integrity of the plat's original design and helps eliminate construction of unsightly outbuildings and attachments to homes. Two roofs were completed before approval and were contacted by the ACC. They are now in compliance because the owners followed through with the appropriate paperwork. Owners receive an approved form with a cover letter that can be kept with their homeowner's documents.
- b. The Washington Water Service Company that provides water to Ridgecrest plat formally agreed by letter from their president, Mr. Mike Ireland that they would notify us of all entries into the greenbelt. They will call Bob Blue and/or George Carr before entering this area.
- c. A six-foot high greenbelt fence was erected between lots 20 and 21 on the east side of Deeridge to keep children out of the greenbelt. It is important for us residents to know who is back there. There is NO TRESPASSING into the greenbelt. This includes that no children are allowed to play back there. Our liability insurance premiums would soar if we were to allow this as a playground. There is a strong possibility that we would be denied insurance.
- d. During a architectural question and answer session:
 - a. Q. Anthony Felice asked if he needed to submit a form to repaint his house.
 - b. A. To re-paint with the same color the answer is no. If the color changes the outward appearance of the house then the request should be submitted. Unless the color is outrageous, i.e. purple with pink poker dots, the request will be approved by the ACC.
 - c. Q. Dennis Hill asked if he should submit a form to be signed since his house was painted last year.
 - d. A. It would probably be a good idea and appropriate. Then you have the approval in hand.
 - e. Q. Dennis stated he did not have copies of the covenants.
 - f. A. All homeowners are provided copies of the covenants at the time of closing by the TITLE company. It is the law. You just didn't read them. After some discussion Dennis agreed he had a copy.
- e. Carlota Felice asked if we could all introduce ourselves including where we live. George thanked Carlota for bringing this to his attention and apologized for not following that procedure at the beginning of the meeting. George asked everyone to proceed with his or her names and addresses.

6. **RHA OLD BUSINESS:** None

7. **RHA NEW BUSINESS** None

8. ELECTION OF NEW BOARD MEMBERS.

- a. After volunteering Anthony Felice, Michael Wright and Bob Blue were unanimously elected to the Board of Directors.
- b. Paul Clark volunteered and was nominated to fill the rotating chairmanship of the architectural control committee. Paul was unanimously elected.

9. Meeting adjourned at 7:43 pm.

Attachments: Financial Report dtd June 30, 2003

President..... **DRAFT** Secretary.....