

RIDGECREST HOMEOWNERS ASSOCIATION



BOARD MEETING Minutes for Tuesday, February 15, 2005

A. The President brought the meeting to order at 6:57pm.

Present were:

George Carr, President	
Paul Clark, VP & ACC Chairman	
Laney Clark, Secretary	
Bob Blue, Treasurer	
Bill McLaren, Board Member	
Harriet McLaren, Board Member	
Mark Johnston, Board Member	
David Ulrich, Board Member	ABSENT
Mike Wright, Board Member	ABSENT

B. OFFICER REPORTS

Secretary:

1. Laney Clark read minutes of February 2004 Board meeting and they were approved as read by all in attendance.
2. Laney read the letter from C. Roland Cole to the board and the board's response into the record. Both correspondences are attached to these minutes. The board of directors approved unanimously the letter response from the board dated February 11, 2005.

DISCUSSION: During discussion the board all agreed that we have plenty of required work ensuring assessments are collected, expenditures properly made, insurance premiums paid on time, covenants enforced and many other duties involving greenbelt integrity without taking on extra-curricular activities not required by the Ridgecrest covenants and by-laws such as neighbor feuds, speeding, street repairs and/or getting involved in other evolutions similar to utility companies repairs that can be easily handled outside of the board by a Ridgecrest resident. Since 1987 this board views their assignment as managing the necessary dictates of the covenants and by-laws. George shared with the board a story where he had set aside this regimen on one occasion several years ago. He assisted some Ridgecrest families to get the school bus route stop reinstated at the corner of Deeridge and Mullenix. George did this out of the spirit of community service by writing a letter, contacting county and school authorities and used his personal knowledge and friendship with a school district managers to persuade them to change their routing to the benefit of the Ridgecrest families. Within less than a year of this endeavor the very families he assisted turned on him personally over some other trivial issue. Bottom line is the board does a thankless job to begin with so taking on unnecessary work is no longer an option.

Architectural Control Committee:

Paul Clark brief Board on the following:

1. Greenbelt area around sign has been trampled. It needs refurbishing and this will be brought up under new business.

Treasurer:

1. Bob Blue provided all in attendance with the latest checking account balance.
2. There was a discussion on finances and the board agreed to follow through with the previous commitment to offset the increases in insurance and accountant fees for 2003.
 - a. The 2003-2004 annual operating deficit was \$164.
 - b. Bob briefed that we raised our assessment in 2004 by \$1.50 and need to do it again for 2005 by \$1.50 from \$37.50 to \$39.00 this year and by a like amount for the next few years until we balance the budget.
 - c. A motion to raise the assessment \$1.50 for 2005. A motion was made to raise it by said amount and seconded and voted on unanimously. Motion carried.

President:

We received 17 votes YES and 5 votes NO and 4 no responses for going to a bi-annual assessment. The accountant's service has provided a letter validating the exact count of this vote. The president passed the letter around to the entire board for verification. The president then asked for a motion to implement the biannual assessment for 2005 which will be due by August 1, 2005 payable in full until August 1, 2007 and then two years in succession thereafter. The president then stated that he will negotiate with the accountants and so we can lower the assessments accordingly. Since our common area/greenbelt insurance premiums cannot be lowered the only savings will be gained with the labor of collecting the biannual assessments. George stated that the \$39 annual assessment will be lowered by a certain amount but he will not know this figure until he talks with Chris Beckham our accountant who we contract with. He will report to the board members in attendance via email or telephone as soon as possible but definitely prior to the next billing cycle. A letter from the board will accompany the next billing cycle explaining the outcome of the vote and the amount of cost reduction realized to all residents. A motion was made, seconded and all in attendance voted unanimously to go to the biannual assessment billings.

C. OLD BUSINESS. None

D. NEW BUSINESS.

- i. A motion was made to authorize up to \$200 to get the area around the Ridgcrest sign re-done with ground covering. It was good for several years but has recently been trampled and the sign vandalized. Bill and Harriet McLaren volunteered to take a look at doing some of the work and Mark Johnston volunteered to find a landscaper.

E. ELECTION of OFFICERS.

- i. By all in attendance Mark Johnston was voted in and reinstated as a board member to replace departing board members. All officers have volunteered to remain in their respective elected positions for the next year and all in attendance voted unanimously them into their respective offices.

F. MEETING ADJOURNED at 7:37pm.

Sign _____ date _____
President

Sign _____ date _____
Secretary