

# Ridgecrest Homeowners Association

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



## Minutes of Association Meeting for: February 12, 2008

1. **Meeting Convened.** The President George Carr called the General meeting to order at 6:57 pm.

RHA members present were Bob Blue, Mark Johnston, Shirley Mahan, Harriet McLaren, Bill McLaren, Diana Hill, Dennis Hill, Carolanne Aosved, Alvin Aosved and George Carr.

2. **Secretary's MINUTES.** The minutes of the February 13, 2007 meeting were read by acting Secretary and ACC Chairman Mark Johnston and approved by all present as read.

### Election of Officers:

Because we have combined a general and board meeting into one meeting at this time ELECT any new residents to board membership and then proceed.

- a. Mark Johnston will take over as president, George Carr will take over as secretary and all others remain in their respective elected positions for the next year.
- b. All present were elected to the board and officers to their positions with a unanimous show of hands.

3. **Treasurer's REPORT.** Bob Blue, RHA Treasurer, read the February 2008 money market checking account and also included monies owed the RHA in the form of outstanding liens.

- a. The RHA removed all the money out of the Dreyfus fund and placed it in our money market checking account at Bank of America. This was because the Dreyfus fund was charging an administrative fee.
- b. The RHA was paid the lien amount owed on lot 15.
- c. The RHA was forced to place a lien on lot 10. We now have two liens in force on lots 10 and 16 due to non-payment of assessments.
- a. Bob explained the increasing costs of insurance premiums. George added that we have taken over income tax and financial statement responsibilities to reduce RHA costs from the accountant service.
- b. The RHA continues to operate partially from the RHA financial reserves. We need to vote on another 5% increase in 2009. Both assessment increases will be inclusive in the June 2009 billing. Assessment increase passed.

### 4. President's REPORT.

Outgoing president George Carr briefed the board on the following:

- d. This is our first association meeting. It includes a general meeting and board meeting. We have made this transition over the last two years. All future meetings will have this format.
- e. Because of a past burglary and the potential for future such incidents the Washington Water Service has been very cooperative over the years in checking in with the RHA before entering the greenbelt. All board members signed a letter thanking the water company for their efforts in attendance.
- f. The RHA nearly lost the contract with the accountant services due to the high labor usage. Staff of the RHA over income tax and financial report. The accountants continue to manage RHA bank account, pay bills and accounts payable & receivable.
- g. Vandalism at the corner at the site of the Ridgecrest sign persists. Damage to ground cover is minor at this point however past experience has taught us that this vandalism escalates. The RHA expended over several hundred dollars some years ago to repair this area including the sign. Additionally the county had to replace the stop sign at the corner.
  - a) At the time of the meeting the Kitsap County Sheriff provided us with case # K08-001509.
  - b) It has been discovered that the children waiting for the morning school bus pickup are doing it.
  - c) Since parents were notified by mail and children become aggressive using bad language it was decided that notifying school authorities and police is the best course of action.
  - d) If the damage continues we can petition the school district to move the school bus pickup.

6. RHA OLD BUSINESS: None

7. RHA NEW BUSINESS None.

Meeting adjourned at 7:59 pm.

President.....

Secretary.....