



RIDGECREST HOMEOWNER'S ASSOCIATION

8760 Deeridge Place SE, Port Orchard, WA 98367-9518

In reply:

Refer to:

CS:151905GeneralMtgMinutes

May 19, 2015

Special General Meeting Minutes – May 19, 2015

Purpose of Meeting:

- vote on proposed 2015-2017 budget
- proposed by-law changes
- new board members

1. **MEETING CONVENED:** President Bernice Maxfield brought the meeting to order at 7:05 p.m. The following members were present by lot number, except where noted as voting by proxy. There was one vote per lot.

Lot 1 B. Blue (by proxy to J. Shirk)

Lot 2 J. Marvin

Lot 4 M. Johnston (by proxy to J. Shirk)

Lot 6 J. Shirk and C. Shirk

Lot 9 R. Cole

Lot 10 D. McNeill

Lot 11 D. Hill (by proxy to C. Shirk)

Lot 12 A. Aosved and C. Aosved

Lot 15 B. Maxfield

Lot 16 J. Galick

Lot 19 D. Ulrich

Lot 21 H. McLaren (by proxy to C. Shirk)

Lot 22 D. May

Lot 23 G. Carr (by proxy to J. Shirk)

Lot 24 K. Coates (by proxy to J. Shirk)

Lot 25 J. Dearth

Note: Twelve members of the association were present, but two were from the same lot, so only 10 votes were cast in total from the members present, plus six proxies, which made a total of 16 possible votes per amendment to be voted on. The president asked for all members to raise their hand to be recognized by the chair, to stay on topic, and all non-agenda discussions and questions would be taken following the business at hand. There were some non-agenda issues members wanted to discuss. She said they would be considered at the end. Agenda items were then addressed.

2. **ACC REORGANIZATION.** The president announced that the board had elected J. Shirk to the ACC chairman position by an electronic board meeting to reform a new ACC committee so that pending applications could be addressed. The vote was called for on May 15 and finalized yesterday, May 18, so electronic minutes have not been posted on the website yet. As the newly elected ACC Chairman, Jim Shirk has asked two association members to serve on the committee, as the bylaws require. Both have accepted. They are Carolanne Aosved and George Carr.

Addendum Note: The board voted & finalized electronically on May 22: Four votes yes, one member on vacation. The board approves Carolanne Aosved and George Carr to serve on the Architectural Control Committee.

3. **PROPOSED BUDGET.** Treasurer A. Aosved presented the proposed 2015-2017 biennium budget for ratification. Discussion and clarifications followed. A. Aosved motioned to adopt the new biennium budget as presented. Seconded by J. Dearth. All approved.

4. THREE BYLAW CHANGES – VOTING WAS TAKEN BY HAND WITH WRITTEN BALLOT CONFIRMATION:

- Reduce the number of board members from nine to seven: Following discussion, a vote was taken: 14 yes, 2 no. Change approved.
- Change to allow our current biennium billing cycle to stay in place: Following discussion, a vote was taken: 14 yes, 2 no. Change approved.
- Limit board membership to one per lot (three choices were given for this change):
 1. No change-keep current wording: 4 votes
 2. Change wording-only one vote per lot: *See additional wording added below. 10 votes.
 3. Change wording-limit one vote per lot unless there are not enough volunteers to serve on the board: 2 votes.

*Following discussion on the three choices prior to voting, D. May motioned to add the following wording to choice number two: Election to the board is limited to association members only (which would disallow any non-lot owners from serving on the board). Seconded by J. Shirk. Approved.

5. BOARD ELECTIONS:

- J. Dearth and C. Shirk's three-year board member terms expire in 2015. Both volunteered to serve another term. J. Shirk made a motion to approve them for another three-year term. Seconded by B. Maxfield. Approved.
- Two board member positions remain to be filled, since D. McNeill and J. Shirk resigned their board positions.
- Nomination for J. Marvin and J. Galick to become board members. J. Marvin declined. J. Galick asked for time to consider. At this point, due to lack of volunteers, the board will operate with five members instead of seven.

6. NEW BUSINESS:

- J. Marvin asked for time to express his thoughts on several topics. He discussed at some length his concerns. Among his major topics were the following: the past history of governing documents, getting access to tract "A" (our commonly-owned property and also commonly referred to as "Greenbelt" or "No-Clear Zone"), community water well management, fire hazard brush piles in tract "A", and thoughts on disposing of tract "A" altogether. He asked that the board consider his points and to specifically inquire of the county how to remedy the growing fire hazard of collected brush in tract "A". J. Dearth asked him to join the board to work together to resolve his concerns. He respectfully declined.
- D. May offered his belief that Washington state law regarding non-profits allows for dissolution of the association. Under previous advice from an HOA attorney, the board, by law, cannot promote or act to dissolve itself. No further discussion.
- D. McNeill suggested that the wording in our governing documents may be outdated and in need of updating. He asked for a committee to be formed to inspect the documents and offer any recommendations for rewording. Discussion followed. One member reminded the membership that 75 percent of lot owners were required to approve a covenant change, 20 homes out of the 26, which is difficult to obtain. D. May and J. Dearth offered to serve on the committee. J. Dearth motioned that we authorize a Covenant Committee. J. Shirk seconded. Approval was given for D. McNeill, D. May, and J. Dearth to serve on the Covenant Committee to inspect the wording of our governing documents.
- Concluding our meeting, there were many positive comments expressed about the good turnout and how we all want the same thing: To get it right, to have all members participate in an excellent HOA, and to enjoy living in community together. All around thanks went to all.

7. MEETING ADJOURNED: President motioned to adjourn at 8:45 p.m. Seconded. All approved.