

# RIDGECREST HOMEOWNERS ASSOCIATION



## BOARD MEETING MINUTES for Tuesday, 13 February 2001

### A. PRESIDENT BRINGS MEETING TO ORDER at 7:03pm.

Present were:

George Carr, President  
Bob Bauer, VP acting Secretary  
Bob Blue, Treasurer  
Mark Johnston, RHA Member  
Jack Dearth, RHA Member  
Shirley Mahan, Board Member  
Bill Mahan, Board Member

### B. OFFICER REPORTS

#### **Secretary:**

Bob Bauer read minutes of February 2000 Board meeting. They were approved as read.

#### **Architectural Control Committee (ACC):**

1. Bob Bauer briefed Greenbelt responsibility for new neighbors Mark Johnston and Jack Dearth. Liability insurance carried by RHA to protect all homeowners. Maintenance of greenbelt is joint responsibility of all residents so therefore RHA has prohibited trespass for recreation by even its own members. Discussion on the size of the greenbelt on the east and west side of Deeridge varies due to the original development of the plat and the placement of Deeridge.
2. Discussion on what the responsibilities of the ACC in relation to new construction. The RHA ACC is responsible for the external appearance and all other permits come from local government.

#### **Treasurer:**

1. Bob Blue stated that there was over \$800 in checking and stated that \$200 could be moved safely to our reserve funds and still permit the RHA to meet its annual financial obligations.
2. All present voted to transfer \$200 to Prudential Fund. George said he would execute that transfer the next business day.

#### **President:**

1. George apologized for the confusion the previous years Board meeting announcements and blamed it on the printer.
2. George explained that the new 35 MPH sign on Mullenix is precautionary, but we are glad we have it. Other groups on Mullenix sent letters to the Kitsap County Traffic Engineers office but George believes that the sign for Deeridge was the end result of the RHA letters sent to the County Traffic Engineers and additionally to County Commissioner Charlotte Garrido.
3. George briefed Board of Directors on how Michael Ireland of the Washington Water Service Company, formerly Harbor Water Company (HWC), has been neglectful in communicating the progress of the construction of a new 70,000-gallon reservoir in our

greenbelt. For the past 18 months the HWC has been less than cooperative in providing information on the construction process and only responded appropriately after George had filed an official complaint with Nancy Stanton, Washington State Utilities Commission (WUTC). HWC submitted the original request to construct the reservoir and the RHA Board of Directors held two special meetings to approve the site and the construction. The details in the RHA's original approval letter were all but ignored. After compromising the greenbelt security with a new road access the HWC stopped construction citing permit delays. The RHA had to constantly hound Mike Ireland to install a locked gate in order to protect access to the greenbelt. When this particular complaint was addressed by Mike Ireland he stated that security was better now that he put a gate across an access that he had created. It is answers like this that has created distrust between the RHA and HWC. The RHA has subsequently sent a letter direct to Mike Ireland, with copy to WUTC, to STOP CONSTRUCTION until the HWC re-submits their request again. Mike Ireland responded in writing with copy to WUTC that he would do that, however given his track record for being organized George doesn't trust his word or his letter.

4. In case the HWC does start work again without going through the RHA George requested a \$200 authorization limit for legal proceedings if necessary. George said he would notify the Board and most likely convene a special meeting. George asked to be informed by other Board Members if they noticed construction commencing. Bob Blue is the alternative to notify in the event that George was out of town.

C. OLD BUSINESS. None.

D. NEW BUSINESS.

- i. Jack Dearth asked questions concerning the new reservoir and its location. The new reservoir was cancelled by Harbor Water Company.
- ii. Jack Dearth asked questions about the construction of a carport onto his house. Both Bob Bauer and George explained the rules in providing the RHA ACC documentation on construction plans.
- iii. Jack Dearth asked about participation in RHA meetings. The response was that it was cyclic.

E. ELECTION of OFFICERS: All officers have volunteered to remain in their respective elected positions. Both Mark Johnston and Jack Dearth were directly voted in as Board Members by all present. They will replace outgoing Members. Bob Bauer will be moving next week.

F. MEETING ADJOURNED at 8:01pm.

Sign \_\_\_\_\_ date  
President

Sign \_\_\_\_\_ date  
Secretary