

Ridgecrest Homeowners Association

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



Minutes of General Meeting for: September 27, 2005

In reply
Refer to:
RidgeGenMtg050927
September 27, 2005

1. **Meeting Convened.** The President George Carr called the meeting to order at 7:00 pm. RHA members present were Laney Clark, Michael Wright, Paul Clark, Cody Clark, Martha Hammann, Bob Blue, Mark Johnston, Shirley Mahan, Dave May and George Carr.

2. **Secretary's MINUTES.** The minutes of the September 14, 2004 meeting were read by Secretary Laney Clark and approved by all present as read.

3. **Treasurer's REPORT.** Bob Blue, RHA Treasurer, read the RHA Financial Report and approved as read. A copy of the financial report is attached to the original of these minutes.

4. **President's REPORT.** Some routine business to address:

1. George Carr recommended Mark Johnston to be on the Architectural Control Committee. Mark was confirmed by a vote of all board members.
2. Lots 15 and 16 did not pay their assessments so lien procedures have been turned over to the attorney. This was to inform the board and others at the meeting of the status of assessment collections.
3. George said he did not mind doing the work but needed the participation and validation of board by their attendance at the meetings so one person can efficiently accomplish the work but needs the oversight and approval of the board. He pointed out that attorney Steve Dixon advises on all the legal procedures before implementation.

RECOMMENDATIONS: To streamline the association's administrative load he recommended changes to the current way that the association does business and requested approval of the board members on the following:

1. Based on the financial report it would appear that the assessments would be behind the annual expenses by about \$240 annually if everyone paid on time. Unfortunately with two liens outstanding this would make an even larger gap. The good news is that we have financial reserves to see us through.
2. Lot 6 has been continuously delinquent on assessment payment for the past five years. It has cost the association too much for certified letters so in 2007 all residents including lot 6 will get a postcard reminder and then the lien process begins. All board members approved.
3. Over the years all officers have maintained their volunteer officer positions for long periods of time by running for re-election. George recommended that all board officers and ACC members keep their positions in perpetuity and be re-confirmed at the annual meeting. If other board members wanted to relieve them at future annual meeting this could easily be accomplished by a vote. All board officers voted yes.
4. Recommend that we hold one meeting a year in February with the general meeting at 7pm followed by a board meeting. George pointed out that the only issue would be that the members would not hear the financial report for several months. Mike Wright suggested we could have the meeting in July so the membership would hear the June financial report provided by the accountant. Discussion followed and it was decided for now that the president and treasurer could provide a projection of finances so the membership would know where the association was financially. All board members voted yes to the once a year meeting to be held in February.

5. **Architectural Control Committee Chairman (ACC) REPORT.** Paul Clark, Chairman of the Architectural Control Committee reported on the following:

- a. Lot 11 are in the process of submitting paperwork to build a fence.

6. **RHA OLD BUSINESS:** None

7. **RHA NEW BUSINESS** None

8. **ELECTION OF NEW BOARD MEMBERS.**

1. Shirley Mahan volunteered and were re-elected to the Board for another 3-year term.
2. Martha Hammann and Dave May declined to be on the board of directors.

9. **Meeting adjourned** at 7:50 pm.

Attachments: Financial Report dtd June 30, 2005

President.....

Secretary.....