

# Ridgecrest Homeowners Association

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



## Minutes of Association Meeting for: February 10, 2009

1. **Meeting Convened.** President Mark Johnston brought the General meeting to order at 7:00 pm with RHA members Bob Blue, Mark Johnston, Shirley Mahan, Harriet McLaren, Bill McLaren, Diana Hill, Connie Shirk, Jim Shirk, Kris Kirby, Carolanne Aosved, Alvin Aosved and George Carr in attendance.

2. **Secretary's MINUTES.** The minutes of the February 12, 2008 meeting were read by Secretary George Carr and were approved by all present as read.

3. **Treasurer's REPORT.** Bob Blue treasurer read the financial report based on the RHA January 2009 Money Market Savings account. A copy of this report will be attached to these minutes. Bob explained that we (RHA) are operating in the red by about \$300 annually therefore the Board needs to raise the assessment. This increase has to be addressed at each meeting because we can only increase a maximum of 5% annually. This increase needs to offset an 18% increase in expenses in 2004. This increase will take place in the June 2009 billings. We already raised the assessment in 2008 by 5% for \$2.23 bringing annual assessment from \$44.65 to \$46.88. We now need to vote another 5% increase in 2009 that will bring to \$49.22. Both assessment increases will be inclusive in the June 2009 billing. We need this increase to stay up with inflation and to build up our reserve funding. Possible insurance increases due to large weather damage raises rates. The possibility of increased costs to the association due to future foreclosures and liens. At this point Shirley Mahan noted that we had not gone around the room with everyone introducing him or her self so we did this before the voting took place. A motion was made to raise the assessment by 5% for 2009? The motion was seconded and unanimously voted yes by all in attendance.

4. **Election of Officers.** Because we have combined a general and board meeting into one meeting we need to at this time ELECT any new residents to board membership and then proceed as a board meeting. We need 9 board members and due to historical loss of board members throughout their tenure we have also elect associate members to replace as necessary. Kris Kirby, Connie Shirk and Jim Shirk all volunteered and were voted on the board for terms expiring in 2013. Mark Johnston was re-elected for another board term expiring in 2013. All officers agree to stay on their present positions; Mark Johnston as president, George Carr as secretary, Bob Blue as treasurer and all others unless they resign will remain in their respective elected officer positions for the next year. All were voted in by a show of hands unanimously for their next year's term. Jim Shirk volunteered and was voted in by all to be the third member of the Architectural Control Committee.

5. **President's Report:** Mark gave the floor to the Secretary, since he was more familiar with the work, to explain the events with foreclosures and liens affecting the association for the past year. George explained that we were paid in full for the lien on lot 10 and lot 15 only to learn that lot 15 went into foreclosure for a second time. Only this time the RHA is not owed any money. Of particular note was the fact that lot 15 went through four different title companies three of which insisted we sign off on the lien before paying the association they paid us, we signed it off 15 days after the RHA was paid. Lot 16 has an active lien, which is unpaid. Vandalism in neighborhood disappeared when residents of lot 10 left.

6. **RHA OLD BUSINESS:** None

7. **RHA New Business:** Jim Shirk asked some questions concerning insurance and greenbelt that were addressed by each of the officers. Kris Kirby asked about some dog issues she was experiencing. She was advised that the RHA does not get involved with pets however since she was getting minimum cooperation the best course of action would be for her to go directly to the Kitsap County Animal Control before she ended up with a large vet bill. A theft of an automobile from Lot 5 was discussed along with all the other criminal activity within the plat that took place last year. All are encouraged to report thefts small and large to the sheriff. George said that Sheriff Steve Boyer told him that his department needs reports of criminal activity to justify increase patrols in our area. During the past year we know of at least two break-ins that were not reported to law enforcement.

President Mark Johnston asked for a motion and the meeting was adjourned at 8:00 pm.

President.....

Secretary.....