

Ridgecrest Homeowners Association

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



Minutes of Association Meeting for: January 19, 2010

Special Presentation. At the urging of the RHA Attorney Steve Dixon and the recommendation of associations insurance carrier State Farm agent Walt Finklein board officers designated by the president conducted research into the feasibility of having a professional agency cull trees from the plats surrounding greenbelt that posed threats to personal property. The association manages the greenbelt jointly with the Kitsap Community Development Department with our current point of contact Steve Heacock. The association is required to comply with Critical Area Ordinances (CAO) Title 19. The current procedure is for individual homeowners to contact the board of directors or the architectural control committee (ACC) in writing with photos and form available on web site or from the board or ACC.

Summation of Comments by Attendees during Presentation: A copy of the entire slide show is attached to the original copy of these minutes. The briefing of the financial part was not fully demonstrated and was not completed due to spontaneous discussion that followed some questions to the presenters. Most of the comments from the meeting are documented as follows:

David May asked if we had a specific estimate and Jim Shirk responded that from the information gathered from the arborist for example was a best estimate based on data from previous work the arborist had done. Without the association actually contracting with the arborist to go into the greenbelt a firm figure could not be reached however George Carr did have some facts on how this estimate was reached but did not get to that point during the financial portion of the presentation. During the liability phase of the briefing George Carr pointed out that the \$1M greenbelt liability insurance was in place for a major liability that could occur affecting all of the 26 lot owners and not in place to cover damage to homes. This is what homeowner's policies are for. Dennis Hill said that if a tree falls on your house your personal insurance company will call it an 'act of god' and won't pay you anything. Another point by Dennis Hill was that a double assessment would occur in 2011. This point along with others, could include a procedure to stretch the schedule to alleviate a financial burden if the plan had gone forward but did not get addressed due to ongoing discussion. Doug McNeil commented that trees could be taken out by a logging company where they could make money thus relieving the association from any financial burden however George Carr responded that this constitutes logging and this is not allowed because the greenbelt is a Critical Buffer Area coming under Title 19. The KCCD would not allow it. William McLaren asked 'why are we doing this?' Anthony Felice commented that he has lived here for 20-years and has heard a lot about the greenbelt but has never seen anything happen. Anthony commented that this seems to be some sort of scare tactic. Anthony also commented that there are thousand of trees out there and this could cost thousands of dollars. Mark Johnston responded that we were not contemplating all the trees and George Carr responded that only trees near homes were of concern. Bernice Maxwell commented on a tree that she was not sure of whether it was on her property or not but had a woodpecker working on it. Bernice asked about what to do and was told by Jim Shirk to contact the board or ACC in writing. Alvin Aosved commented that a tree had fallen on his house prior to him buying it. Someone pointed out that the tree was on his lot however the point that a tree did fall was noted. David Ulrich asked what is wrong with our current procedure, which is each homeowner contacting the board or ACC in writing.

Meeting Convened. President Mark Johnston brought the association meeting to order during and partially through a special greenbelt presentation at 7:34 pm with RHA members Bob Blue, Mark Johnston, George Carr, Shirley Mahan, Harriet McLaren, Bill McLaren, Dennis Hill, Diana Hill, Jim Shirk, Anthony Felice, David Ulrich, David May, Bernice Maxwell, Doug McNeil and Alvin Aosved in attendance. A point was made during the financial portion of the presentation that the voting sheet did not specifically document the amount of the assessment of \$135 did not specifically have the words 'not greater than'. The voting sheet did give a specific amount however as more questions arose the president made the decision to take the vote without proceeding further.

A written ballot vote was taken and the proposal was defeated with one lot owner changing their vote from yes to no leaving a final vote of 11 against the special assessment, 10 in favor, 4 abstained and 1 invalidated due to missing signature of co-owner.

President Mark Johnston thanked the team for all the work on the presentation and all attendees for their comments, energetic inputs and participation. Bernice Maxwell asked if this effort was going to be pursued further and Mark responded that there will be a regularly scheduled meeting in February and a new team could work on it further. Mark asked for a motion and the meeting was adjourned at 8:38 pm.

President.....

Secretary.....