

# Ridgecrest Homeowners Association

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



*Minutes of Association Meeting and Board Meeting for: February 9, 2010*

**Meeting Convened.** The President Mark Johnston called the meeting to order at 6:58 pm.

RHA members present were Bob Blue, Mark Johnston, Harriet McLaren, Bill McLaren, Diana Hill, Dennis Hill, Carolanne Aosved, Alvin Aosved, George Carr, David Ulrich, Anthony Felice, Jim Shirk, Connie Shirk, Doug McNeil, Martha Hammann, David May and Bernice Maxfield.

**Secretary's MINUTES.** The minutes of the February 2009 association meeting and January 2009 special presentation meeting were read by Secretary George Carr and approved by all present as read.

**Treasurer's REPORT.** Bob Blue, RHA Treasurer, read the latest February 2010 money market checking account report. David May objected that he was waiting for a financial report. The financial report is always given verbally at each meeting and a copy is attached to the minutes. In order to get a financial report you must attend a meeting. Dave May insisted that they should be mailed out to the membership by mail or email would do. All RHA members have the right to review financial statements along with other documents. Discussion followed and it was tabled to be discussed under new business.

- a. Bob reported that we only just have been able to operate slightly in the black for 2010 by about \$174 annually. We have had to dip into our reserves to meet lien requirements over the past years with one lien still owed to us.
- b. Bob recommended we vote to increase our assessment 5% for the year of 2010 with another anticipated vote of 5% increase in 2011. This increase would not take effect until the 2011 billing. The measure passed with a show of hands.
- c. A copy of the RHA bank statement/financial report is attached to the minutes.

**Chairman Architectural Control Committee REPORT.** Jim Shirk reported to attendees on the results of the recent survey as to whether to band the association or not. Two thirds of the residents are in favor of maintaining the association. Jim also reported on the past years 11 architectural requests and approvals and two requests to comply. Four letters were sent out to lots who had previous encroachment issues that were not the fault of the current owners but this information was important for them to be aware of.

**Secretary Report on Liens.** Secretary George Carr briefed the assembled on the problems associated with the lien and subsequent financial matters associated with lot 15 and 16. Money is still owed the RHA from lot 16 and it is anticipated that when they have a final buyer the association will be paid. There are two liens that need to be vacated requiring an officer of the association to go down to our accountant office to sign and have it notarized.

## **President ACTIONS.**

**Transition Agreement.** President Mark Johnston proposed that George Carr and the Board enter into an agreement whereby George would act in a transitional position of coordinating the different officers jobs of working with the accountant service and attorney. In perpetuity he would maintain the website, email account and the security agreement with the water company. All board members agreed and signed the agreement. George will serve at the pleasure of the board and both parties can terminate the agreement with 30 days notice.

**ACC Volunteers.** President Mark Johnston asked for volunteers to replace him and Bob Blue on the ACC. David Ulrich and David May volunteered and were so appointed by the president and agreed to by the board.

**Election of Board Members**

President asked for volunteers to be on the board attempting to have as many household represented as possible. Shirley Mahan, George Carr and Michael Coates terms have expired in 2009. Michael Coates has not been to any meetings since he was elected vice president so all agreed to open his board position to be filled by another. Bill & Harriet McLaren are the only two left on the board standby alternate list. This list was created to fill vacancies occurring between meetings. David May and Bernice Maxfield were elected to the board with Carolanne Aosved stepping down to open up an additional slot. All present agreed.

**OLD BUSINEES.** None.

**NEW BUSINESS.**

**Financial Report.** Discussion resumed on the financial report. It was decided that a basic financial report reflecting the annual budget would be provided to the membership with the details worked out by the future president and treasurer. Bernice Maxwell who is the candidate for president will check the requirement in the covenants, had a good idea on the format and agreed to take this for action.

**Greenbelt.** Doug McNeil brought up the logging in the greenbelt once more stating that he seemed to get two different stories from the county as asked if [we] could look into it some more. Jim Shirk stated that his point of contact in the KCCD, Steve Heacock has said emphatically there will be no culling, cutting, clearing or logging without their approval. Jim suggested that Doug bring it up with new board with more definitive information, like a name and a telephone number at the county level.

**School Bus.** The SK School bus carrying students that may be trespassing through the detention pond area and greenbelt to get to their homes. A letter to the school district asking them to investigate will be sent out.

MEETING ADJOURNED at 8:16 pm

**Board Meeting Convened.** The President Mark Johnston called the board meeting to order with express purpose of electing new officers to the board of directors at 8:16 pm.

New RHA board members present for the board meetings were Bob Blue, Mark Johnston, Diana Hill, Dennis Hill, Alvin Aosved, David May, Jim Shirk, Connie Shirk and Bernice Maxfield.

Slates of officer candidates are:

- |                   |                  |
|-------------------|------------------|
| a. President      | Bernice Maxfield |
| b. Vice President | Dennis Hill      |
| c. Secretary      | Mark Johnston    |
| d. Treasurer      | Alvin Aosved     |

President Mark Johnston asked for additional volunteers to especially relieve him of the secretary's assignment. No volunteers. All in attendance individually voted the officers in with no other board members volunteering.

**Meeting adjourned** at 825pm

President.....

Secretary.....