

Ridgecrest Homeowners Association

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



Minutes of Board Meeting for: **February 12, 2013**

In reply
Refer to:
DH:130212RHABoardMtgMinutes
February 12, 2013

1. **Meeting Convened:** President Bernice Maxfield brought the BOARD MEETING to order at 7:50 p.m. A sign in sheet was passed around and RHA Members present were: Bernice Maxfield, President, Jack Dearth, Vice President, Diana Hill, Secretary, Al Aosved, Treasurer, Jim Shirk, ACC Chairman and Board Member, Dave Ulrich, ACC Committeeman and Board Member.

2. **Secretaries Minutes:** By unanimous vote, the minutes of the February 28, 2012 meeting (which had been posted on line) were approved without reading by the Secretary.

3. **Treasurer's Report:** Al Aosved gave the Treasurer's Report.

- Details of the report were given in the General Meeting, no additions or additions were made for this meeting.
- A follow up discussion from the General Meeting was made on raising assessments. A motion was made by Al Aosved, and seconded by Jack Dearth to request no further increases. Note: In clarifying exactly what this motion meant after the meeting -- as to whether the motion meant no increases above the previous agreement as stipulated in the 2011 minutes (increase through 2014) or whether the members understood the motion to mean for the next billing cycle -- a subsequent clarifying email vote was taken. The result: No increase would be made in the 2013-2014 cycle.
- Al Aosved reported that incongruent timing between the calendar year and fiscal year creates problems in reporting and makes easy understanding of exactly where the account stands at any point in time more difficult for members to understand. There were no recommendations on how to fix the issue.
- Motion made to approve the Treasurer's Report. All Approved.

4. **RHA OLD BUSINESS:** None.

5. **RHA New Business:**

- Joy Swatek's entrance beautification proposal was further discussed and the plat map for Tract "A" examined. The Board approved moving ahead with development of a proposal by Joy and Bernice, to include all costs associated with the proposal. An electronic meeting will be initiated by Bernice with the information when the proposal is complete (early summer).
- Jack Dearth's question about the empty houses within the plat was discussed. Jim Shirk noted that under Article VII, Section 2h of the By-Laws, if any homestead fails to maintain the property in a satisfactory manner, the Board has the right to maintain it for them and charge the associated cost of doing so to the homeowner on their next assessment. With that understanding, Jack volunteered to lead the effort to determine who now owns the empty properties, report his findings to the President, and she will initiate a letter to the owners asking them to restore the property to a state in keeping with the rest of the neighborhood. If that does not resolve the issues, the Board will consider further legal action.
- A general discussion was held on the need to involve more people in the RHA. The suggestion was put forward to combine the proposed landscaping effort with a BBQ in the cul-de-sac at the end of Deeridge. Bernice and Joy will incorporate this idea into their entrance beautification proposal.

4. **Election of Board Officers for 2013:** Jim Shirk made a motion that all current officers retain their positions as long as they agreed. All officers agreed and the Board unanimously voted yes to the motion.

5. **Meeting Adjourned:** At 8:28 p.m.

President..... Secretary.....