

Ridgecrest Homeowners Association

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



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

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

1. **Meeting Convened:** President Bernice Maxfield brought the GENERAL MEETING to order at 6:35 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, Doug McNeill, Joy Swatek, and Carlota Felice.

2. **Secretaries Minutes:** Secretary, Diana Hill read the Minutes from the February 28, 2012 General Membership Meeting. Minutes were accepted and approved by unanimous vote.

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

- All accounts are current and bills paid. No liens were issued.
- 2012 Income: \$1.57 (Interest). Expenses: \$948. Year end account Balance: \$[contact treasurer].
- Increase of website cost from \$48.00/year to \$88.00 per year.
- Discussion on further increase on dues led by D. Ulrich (current ceiling of \$6000 and 5% increase). The discussion centered on the necessity of further raising assessments and the reasons for having a contingency fund. The majority of those voicing opinions felt that our current assessments are quite low compared to other HOA's and that our contingency funds are both needed and non-excessive. After discussion, no motions were made to request any actions since the budget would be discussed in detail in the subsequent Board meeting.
- Motion made to approve the Treasurer's Report. All Approved.

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

5. **RHA New Business:**

- Joy Swatek suggested that some additional work should be done to spruce up the entrance into the plat. Discussion followed. An agreement reached that a review and proposal was in order. Joy and Bernice Maxfield will take lead to initiate a review and provide a proposal and cost estimate to the Board. Details will be discussed in the Board meeting
- Jack Dearth asked about the Association's legal rights to address unsightliness of the two empty houses within the plat. He noted abandon vehicles and a refrigerator next to his lot. Al Aosved also questioned blue tarp on roof next to his residence. Agreement to take up further discussion in the Board meeting.
- Bernice Maxfield mentioned an incident concerning child safety around strangers in the neighborhood. Everyone agreed to keep an eye out for suspicious persons, and to volunteer their homes as a safe haven for any child who feels threatened.

4. **Architectural Control Committee Report and Greenbelt:** ACC chairman, Jim Shirk, reported that there were no requests for ACC approvals in 2012, nor were there any reported incursions into the greenbelt or requests for dangerous tree removals during the period.

5. **Nominations for Board:** One Board member whose position was up, was also absent (D. May), so his position was held in abeyance until the president could determine his interest in continuing. One other position was also open (Mark Johnston). Nomination for Mark's position was Joy Swatek, who was unanimously approved for a

three-year term. A reserve position was also elected, Doug McNeill, who will take over any empty position should it occur this year.

6. **Recognition:** Special recognition was given to those who volunteered this year and also who contributed, not only time, but unreimbursed money to projects in the RHA -- especially Bernice Maxfield for initiating and absorbing the cost of this year's newsletter.

7. **Meeting Adjourned:** At 7:49 p.m.

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