



RIDGECREST HOMEOWNER'S ASSOCIATION

8760 Deeridge Place SE, Port Orchard, WA 98367-9518

In reply:
Refer to:
CS:140218GeneralMtgMinutes
February 18, 2014

General Meeting Minutes - February 18, 2014

1. **MEETING CONVENED:** President Bernice Maxfield brought the GENERAL MEETING to order at 7:10 p.m. A sign-in sheet was passed around, and RHA members present were Bernice Maxfield, President; Al Aosved, Treasurer; Jim Shirk, ACC Chairman and Board Member; Dave Ulrich, ACC Committeeman and Board Member; Joy Swatek, Board Member; Doug McNeill, and Board Member; Connie Shirk.
2. **SECRETARY'S MINUTES:** Secretary Diana Hill resigned from her position due to health reasons. Minutes from the February 12, 2013 General Meeting were read by Connie Shirk as requested by the President. Motion to accept minutes as read. Seconded. All approved.
3. **TREASURER'S REPORT:** Al Aosved reported the following:
 - Al presented a form which detailed expenses for the past several years and gave everyone a copy.
 - Assessments are current; however, we came in short \$54.00 from the Lot 13 foreclosure. Special noted experience: We now know that if the owners walk away from their investment and it is purchased by a professional flipper, we will not get our money. Also, we will not get reimbursed for the attorney fees to process the lien.
 - Lot 26 is in foreclosure, but the assessment has been paid up.
 - Motion to accept report. Seconded. All approved.
4. **OLD BUSINESS:**
 - Signage for Highpoint Stables vehicle entrance: George Carr and the county have worked together to resolve the signage issue. A county sign, diverting horse stable traffic to the Ramiller Road entrance and paid for by the stable owner, will be installed on Mullinex by the county. The current driveway sign and reference to the Mullinex entrance on the business's website will be removed. This agreement will go with the parcel of land, so whoever owns it in the future will be required to comply.
 - Doug McNeill brought up the issue of drainage problems at his residence and those around the neighborhood. Discussion followed. Conclusion: Affected homeowners should contact the county if a drainage ditch problem exists on their own property.
5. **NEW BUSINESS:**
 - Open Board Positions:
 - Motion to nominate Doug McNeill to fill the position being vacated by Diana Hill. Seconded. All approved.
 - Nominations for 4 other open board positions whose terms are expiring: Bernice Maxfield, Al Aosved, Dave Ulrich, and Dave May. Motion to reelect all current board members. Seconded. All approved. The President will email Dave May to see if he will accept the nomination and notify the Board with his answer.
 - Other New Business:
 - Jack Dearth, Vice President, was unable to attend the meeting but sent a letter to volunteer he and wife Kim to lead the Welcome Committee. Motion to nominate Jack & Kim Dearth to lead the Welcome Committee. Seconded. All approved.
 - Doug McNeill brought to our attention the fact that papers are tossed at the end of everyone's driveway--creating a nuisance especially for homeowners who are away. Papers piling up sends a message to would-be vandals. He offered to try to find out who publishes the paper and to ask them

to change their method of delivery or at least desist for those who would opt out. Doug will email the board regarding his findings.

- Vice President Jack Dearth reported (via letter) that Lot 26 is still in foreclosure and in Chapter 7 with MP Kline. He and Kim have tried to fix up the exterior to make it more presentable by mowing the lawn, etc. Since the house is on the market and soon will have new owners, no further action will be taken.

6. ARCHITECTURAL CONTROL COMMITTEE REPORT AND GREENBELT: ACC Chairman, Jim Shirk, reported the following:

- There were 10 requests in 2013 for permission to improve properties. All were approved.
- Lot 23-24 dangerous tree removal was approved. The RHA approval for spending \$300 to remove the tree was not spent as the homeowners removed the tree themselves.
- Motion to accept report. Seconded. All Approved.

7. MEETING ADJOURNED: Motion was made to adjourn the meeting. Seconded. All approved. Meeting was adjourned at 8:00 p.m.

Bernice Maxfield, RHA President

Connie Shirk, RHA Secretary