



RIDGECREST HOMEOWNER'S ASSOCIATION

8760 DEERIDGE PLACE SE, PORT ORCHARD, WA 98367-9518

In reply:

Refer To:

CS:150217BoardMtgMinutes

February 17, 2015

BOARD MEETING MINUTES - February 17, 2015, April 28, 2015 and (Electronic) May 18, 2015.

1. MEETING CONVENED:

The President brought the meeting to order at 8:45 p.m. Those attending:

<u>TERM</u>	<u>MEMBER</u>	<u>ABSENT</u>
2017	Bernice Maxfield, President	
2015	Jack Dearth, Vice President -	Absent-Verbal proxy given to Jim Shirk
2017	Al Aosved, Treasurer	Absent
Life-2015	Jim Shirk, ACC Chairman, Board Member	
Life-2017	Dave Ulrich, ACC Committee, Board Member	
2016	Doug McNeill, Board Member	
2016	Joy Swatek, Board Member	Absent
2015	Connie Shirk, Secretary, Board Member	

2. SECRETARY'S MINUTES:

Due to the late hour, motion was made to accept the minutes as posted on the website. Seconded. All approved.

3. ELECTION OF OFFICERS:

A question was asked about who currently held the positions, so the names of the current officeholders were reviewed. Note was made that Dave May has been absent since 2013, so his ACC Committeeman position is also open. Jim Shirk suggested that if there were no objections and if no other member wanted to volunteer, that the current officer appointments be re-elected in place.

One member commented on his concerns that the current president's performance was unacceptable. The manner and tone of his objections were deemed inappropriate by the President, and he was so informed. Other Board members agreed with the President and voiced their objections to his comments as well. He resigned and left the meeting.

Another member had to leave, and at that point, all business before the Board ceased.

4. MEETING ADJOURNED:

The President adjourned the meeting at 9:10 p.m., calling for a follow-up Board Meeting to resolve unanswered questions from budget, election of officers, and other current agenda items. Board members will be notified when the meeting will take place.

Bernice Maxfield, RHA President

Connie Shirk, RHA Secretary

1. MEETING CONVENED: President B. Maxfield brought the meeting to order at 7:06 p.m. In attendance:

<u>TERM</u>	<u>MEMBER</u>	<u>ABSENT</u>
2017	Bernice Maxfield, President	
2015	Jack Dearth, Vice President	
2017	Al Aosved, Treasurer	
2015-Life	Jim Shirk, ACC Chairman, Board Member	
2016	Doug McNeill, Board Member	
2016	Joy Swatek, Board Member	Absent
2015	Connie Shirk, Secretary	

***Association members in attendance: Carolanne Aosved, David May

2. ATTORNEY AND CPA Q&A REVIEW:

President B. Maxfield, Treasurer A. Aosved., and ACC Chairman J. Shirk met with a homeowner association attorney to get answers to questions raised in the February 2015 General Meeting. Where applicable, questions were also asked of our CPA. They compiled a list of Q&A, and it was mailed to each Board member prior to our meeting. President B. Maxfield read the list of eighteen Q&A, and discussion followed each question. A list of items was kept to vote on any necessary changes the Board felt necessary. The ones requiring a change of bylaws are listed in item three of these minutes; others are listed in item five.

Note: The complete list of questions and answers will be posted on the RHA website.

In general, the attorney and CPA confirmed that our association has been operating within the scope of state statutes and HOA tax laws. The Board's initiation of a more formalized budgeting process in this current assessment cycle is properly done and follows state statutes.

3. BOARD RECOMMENDATIONS ON BYLAW CHANGES: (which requires General Membership approval)

- In order to better size the board to the number of homeowners within the association: Motion made by A. Aosved, seconded by J. Shirk to change from 9 board members to 7. Board voted to approve.
- In order to keep our billing cycle the same: Motion made by A. Aosved, seconded by J. Dearth to change fiscal year to July 1 to June 31 instead of Jan. 1 to Dec. 31. Board voted to approve.
- In order to comply with generally used practices: Motion made by A. Aosved, seconded by J. Shirk to change the bylaws to state only one person per household can be on the board at the same time. Board voted to approve.
- In order to keep our billing costs down: Motion made by A. Aosved, seconded by C. Shirk to keep biennium budget process in place.

4. ELECTION OF OFFICERS:

As a result of the possible change in the number of board members cited in item #3, J. Shirk motioned that the current officers stay in place until the results of the May General Meeting are known and any change to the board membership is understood. J. Dearth seconded. Current board officers agreed, and board voted to approve.

5. BUDGET PRESENTATION BY TREASURER:

A. Aosved presented a proposed budget (broken down into calendar years for ease of understanding) and an itemized list of expenses incurred in the last biennium budget. Current assessments of \$54 per lot per year, the same as they've been for the last couple of biennium billing cycles, will remain the same. Discussion followed, resulting in the following motions:

- In order to clarify the Reserve Fund, the budget will show a dollar amount for the reserve instead of a specified amount per category with the list of potential anticipated expenses. J. Shirk motioned, seconded by J. Dearth to change the budget reserve item to reflect a dollar amount and a list of possible items. Board approved.
- In order to keep separate the reserves from normal operating expenses, a separate bank account should be established. J. Shirk motioned, D. McNeill seconded to open a savings account for the \$2700 Reserve Fund. Board approved.
- The budget was reviewed. J. Dearth motioned to accept, D. McNeill seconded. Board voted to approve the proposed amended budget and present it to the General Membership in a May meeting.

6. OTHER BUSINESS:

- Discussion on limiting the number of home rentals allowed in the association: The attorney indicated there was a pending court case debating the right of the association vs. the right of the property owners in an HOA environment. We agreed to wait until the court case is resolved before we consider voting to add any restrictions to the covenants or bylaws. The attorney said we could email him to find out.
- Discussion on handling the RHA money ourselves vs. paying our current CPA to do it: Discussion concerned possible savings vs. keeping the checkbook and liabilities out of a single association member's hands. Currently, all banking, check writing, etc. is done by our CPA, and he is bonded. No money is spent without board approval. J. Dearth motioned to stay as is. J. Shirk seconded. Board voted to approve.
- Discussion on the date for a General Meeting: Board agreed on May 19 with the proposed agenda, budget, and any other pertinent information mailed to all homeowners not later than May 4.
- Neighborhood Crime Watch: D. McNeill concluded after talking with a majority of homeowners that there is not enough participation interest. Therefore, he is suspending any further effort, although those in his cul-de-sac are organizing one for themselves. We will continue to communicate with each other as we have been in the past to relay any pertinent issues that arise in the neighborhood.

7. MEETING ADJOURNED:

The President adjourned the meeting at 9:30 p.m.

Bernice Maxfield, RHA President

Connie Shirk, RHA Secretary

ELECTRONIC BOARD MEETING MINUTES – May 18, 2015

Due to the vacancy of an active ACC chairman and ACC Committee, President B. Maxfield emailed the board on May 15, 2015 to make a motion to accept and approve J. Shirk as ACC chairman and for him to initiate a newly revised committee. An electronic vote was asked for from all board members, and the results were as follows:

Motion seconded by A. Aosved.

Bernice Maxfield - yes

Jack Dearth - yes

Connie Shirk - yes

Alvin Aosved - yes

Joy Swatek - No vote (on vacation and not available)

****Note was also made to board members that both J. Shirk and D. McNeil did not vote, because they had previously tendered their resignations from the board via email notification—J. Shirk to keep the board from having more than one member from a lot on the board, and D. McNeill for personal reasons. The board will operate with only five active members until the General Meeting is held on May 19, 2015 when a new election will take place. J. Dearth and C. Shirk board terms expire 2015.**

Email sent to all board members May 18, 2015 on results of vote:

The Board has voted unanimously to elect Jim Shirk to be the chairman of the newly formed Architectural Control Committee. Thank you! Meeting adjourned.

Bernice Maxfield, President, Ridgecrest Homeowners Association – May 18, 2015

Bernice Maxfield, RHA President

Connie Shirk, RHA Secretary