

Ridgecrest Homeowners Association

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



Minutes of General Meeting for: February 16, 2016

In reply
Refer to:
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March 11, 2016

1. MEETING CONVENED:

President J. Shirk brought the meeting to order at 7:00 p.m. The meeting was held at 8722 Deeridge Place SE, the home of the President.

Those present at the meeting: Jim Shirk, Interim President, ACC Chairman, and Board Member, Jack Dearth, Vice President, Al Aosved, Treasurer, and Interim Secretary, George Carr, Anthony and Carlota Felice, Mark Johnston, David Ulrich, Doug McNeill, Al and Carolanne Aosved, Connie Shirk, Harriett McLaren, Diana Baker-Hill, Dave May, Joe Swatek, Kini & Nichole Sofa and Kate Cole.

The following proxies were presented in writing: Anastasia Misuire, given to D. McNeill; Kaecee Coates & Teresa Cable given to George Carr; Robert Blue, given to Jim Shirk; Bernice Maxfield, given to Connie Shirk.

The president asked A. Aosved to share an invocation. Following the invocation, the president shared the anticipated conduct for the meeting – mutual respect for one another and a willingness to be concise so all can be heard and respected.

2. SECRETARY MINUTES:

Due to the lengthy agenda, the President asked if the membership wanted to hear a reading of the minutes from last year's General Meeting. There were no takers. The minutes were deemed accepted by the President.

3. OLD BUSINESS:

The president had sent out the anticipated agenda. He asked if there were further items that the group would like to add to the agenda. D. McNeill wanted to add an open forum for discussion of the following concerns: To evaluate disbanding or limiting the authority of the Homeowners Association; to create a committee to look at the governing documents; to consider limiting the number of rentals in the association; and a review of the insurance documents to see that they meet our needs.

The President suggested D. McNeill go ahead and voice his concerns, and he would begin the agenda afterward:

First Concern:

Insurance: D. McNeill outlined his difficulty of getting information regarding insurance documents from the Board of Directors and the length of time it took. He shared that he had called the Washington State Insurance Commissioner's office for help and finally asking an attorney to send a letter. D. McNeill would like to be paid for the expense that he incurred in his efforts to get the insurance information and that he would like the minutes of the Board of Directors meetings to reflect that he was not being disrespectful in regards to asking for insurance policies. There has been confusion as to how much the policies have changed since their inception when only declaration pages are sent out annually. D. McNeill felt that the policies that he received were not complete.

The President shared the Board of Director's understanding of what had happened during the time of the insurance issue.

They felt D. McNeill had gotten copies of the policy on two different occasions and, according to our insurance agent, the policy itself hadn't changed, only the declaration page had. This led to some misunderstandings. The President assured Mr. McNeill that he would call the insurance agent himself and get another copy of the policy to him within the week. D. McNeill accepted the offer and assurance.

It seemed to be the consensus of the gathering of the group that we need to better communicate, work at letting the past be the past and to work at healing the hurts that have occurred in the community.

Second Concern:

Disbanding the HOA: In the documents we all signed when we purchased our properties, we became members of the Homeowners Association. The HOA owns the "greenbelt" in which there are retention ponds and the water well that provides for our community. Each of us owns 1/26th of the greenbelt, which is why the HOA has a liability insurance policy for our protection. D. McNeill shared that his real estate attorney said it would be difficult and expensive to disband the HOA. After discussion, the President asked if there was enough interest in further looking into the process and if someone was willing to take the lead. He also stated that Board members couldn't be involved in such an effort.

D. McNeill moved and Anthony Felice seconded the motion that the RHA move forward with evaluating what would be necessary to disband the HOA. Such an evaluation cannot be in secret, and the committee should include as closely as possible an even split of homeowners who favor disbanding and those who want to continue as an HOA. Included in that evaluation should be the option of operating the HOA with limited powers (definition of limited powers was not given or agreed to).

The motion carried by a vote of 9 yes and 4 no. The vote was originally 7 no and 6 yes however, George Carr who had 2 proxy votes plus his 1 vote originally voted NO reversed his vote to make the vote YES 9- NO 4. (Board members abstained.) The volunteer's for the committee were D. Ulrich and D. May. D. McNeill was willing to serve but wished to work on another committee.

Third Concern:

Review of the governing documents of the HOA: D. McNeill moved and D. Ulrich seconded that at the same time we are looking into whether to retain or modify our HOA structure, a committee be established to review our governing documents and recommend changes to the board. There was discussion about the difficulty involved with such an effort, but the motion carried by a vote of 9 yes and 1 no. D. McNeill said he has already put many hours into reviewing the documents and requested he be allowed to be on that committee. Others, too, have given thought to this matter and should enlist them as well, namely D. May and D. Ulrich. The committee was chartered and will elect its own chair and will report to the Board as progress is made.

Fourth Concern:

Greenbelt and Insurance: There was further discussion regarding the greenbelt. While the HOA owns the greenbelt, the county also establishes rules and regulations that must be followed. The greenbelt is to remain in "pristine" condition. The newest regulation is the \$200.00 fee assessed in a county visit to determine if a tree removal from the greenbelt is necessary. Greenbelt insurance is provided to protect the HOA for catastrophic reasons. It was not designed to replace minor issues, which could be resolved by homeowner's insurance. Two or three incidents of trees falling on fences were shared and how they were handled.

C. Aosved moved and J. Dearth seconded the motion that we need to have a statement about when greenbelt insurance is appropriate as well as other items that are important for HOA members to know. This information should be sent to all homeowners. The insurance agent could provide information as to what is considered catastrophic and who would determine that designation. The motion for the Board to check into this carried unanimously.

That closed the discussion of concerns brought up by D. McNeill.

4. NEW BUSINESS:

1. Contracting RHA support operations: The President shared that we have three entities that provide support for the HOA: they are the accountant, the insurance agent, and the attorney. Since they bill the RHA by the amount of business they provide. Prior to contacting the entity supplier for services this must be authorized by the Board. There was no disagreement in the membership.

Note: At this point it was 8:45 and several people felt the need to leave.

2. Website: The website has been down for several weeks. G. Carr shared the history and explained the current problems. His daughter has been the web-master, and for many years, she paid all the expenses. A few years ago, the Board decided that she needed to be reimbursed for her work. Since the host management company who owns the server was sold, there have been problems. J'aime returned the check that was sent her recently, because the site was not working properly. We have at least two options. Ask her to continue to work on it or find someone else to do the work. After discussion, the membership agreed we would like J'aime to continue to solve the problems. She will probably move the site to another host company like GoDaddy.com.

3. Election of new Board members: Nominations for the four vacancies on the Board were: G. Carr, J. Swatek, D. McNeill and D. Ulrich. All were unanimously elected. This brings the board to the required seven members.

5. MEETING ADJOURNED:

At 9:00 p.m., the President adjourned the meeting.

Alvin E. Aosved, RHA Interim Secretary _____

James C. G. Shirk, RHA Interim President _____