

Ridgecrest Homeowners Association

Mailing Address: c/o Southard, Beckham, Atwater & Berry,
P.O. Box 706, 691 Bethel Ave. Port Orchard, WA 98366-0706



Minutes of Association Meeting for:

February 9, 2019

KC:gac 2019RHAAssociationMtgMinutes
February 9, 2019

ASSOCIATION [General/Board Combination] MEETING CONVENED:

President George Carr brought the meeting of the association to order at 11:01am. The meeting was held at Kitsap County Fire Station 31, Tremont Avenue, Port Orchard.

George Carr, President	
Joe Swatek, Vice President	
Kaecee Coates, Secretary	
Al Aosved, Treasurer	
Bob Blue, Board Member, (proxy)	ABSENT
Mark Johnston, Board Member, (proxy)	ABSENT
Nicole Sofa, Board Member	ABSENT
Carolanne Aosved, RHA Member	

1. **Secretary Minutes:** All approved the 2018 RHA association meeting minutes as posted on the website. The secretary has all submitted and verified proxy votes.
2. **Treasurers Financial Report:** Al, Treasurer presented the 2019-2020 budget for approval by the board. After discussion of the following that all members present including proxies voted in favor of raising the assessment by 5% annually:
 - a. A discussion of having a treasury of approximately + or - \$5000 after the 2019 assessment to pay for emergency tree removal, attorney fees, sudden increase in accountant fees, etc. A rainy day fund was preferred as opposed to implementing a special assessment that would cost the association additional labor and monies to send out a special assessment. An increase of 5% equally \$5 a year per lot is an easier way to ease any future sudden costs. This was the preferred method of paying for sudden unbudgeted RHA costs. Simply stated, Special Assessments costs extra money not budgeted and no one likes a surprise billing.
3. **President Report:**
 - a. George explained that three important items are reported to title companies when they request information on a house for sale. They are any financial obligations to the RHA such as assessments, compliance with association rules such as architectural requirements and no expanding property like encroachment.
 - b. It is illegal to place anything into a neighbor's mailboxes.
 - i. The Postal Inspector calls it fraud for some reason as it comes under FRAUD on the USPS website. Probably to make it a felony but further down it is more definitively characterized as postal mailbox tampering.
 - ii. If you ever encounter an issue like this "*postal mailbox tampering*" we have a USPS Postal Inspector form on the RHA website, located under LINKS, that can be given to our local postal deliverer after you fill it out.
4. **Officer Election:** Three Board Members, whose terms expire in 2019, are George Carr, Joe Swatek and Mark Johnston. All three volunteered to remain on board of directors and were unanimously elected to the board.
5. **OLD BUSINESS.** None.
6. **NEW BUSINESS.** Carolanne Aosved initiated the idea of having a phone tree established within the neighborhood. George stated that through time, new residents, title companies, etc. that he already had a comprehensive listing however would be reluctant to share this info unless the individuals gave permission to divulge for a phone tree. It was decided that someone would have to compile this and manage it. Caroline said she would do it and all others agreed.

General MEETING portion adjourned at 11:31am

President George Carr brought the Board Meeting of the association to order at 11:32am.

7. **Board Election:** Three newly elected Board Members George Carr, Joe Swatek and Mark Johnston volunteered to remain on board of directors and were unanimously re-elected to their member or officer positions.
 - a. All current board members agreed to stay in office and were re-elected to their posts by all in attendance.

Board MEETING and Association Meeting adjourned at 11:37am

Kaecee Coates, RHA Secretary _____

George Carr, RHA President _____