

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 11, 2020

KC:gac 2020RHAAssociationMtgMinutes
February 11, 2020

ASSOCIATION [General/Board Combination] MEETING CONVENED: President George Carr brought the meeting of the association to order at 642pm. The meeting was held at 8765 Deeridge Place SE, Port Orchard.

George Carr, President
Joe Swatek, Vice President
Kaecee Coates, Secretary
Al Aosved, Treasurer
Mark Johnston, Board Member
Anthony Felice, RHA Member
Jim Shirk, RHA Member
Joshua Madura, RHA Member
Jill Madura, RHA Member
Damien McCann, RHA Member
Adrian McCann, RHA Member
Brandon Looper, RHA Member
Doug McNeil, RHA Member
Sean Hanley, RHA Member
Amy, RHA Guest
Bernice Maxfield, RHA Member
Jesse Galick, RHA Member

1. **Secretary Minutes:** All approved the 2019 RHA meeting minutes as read and posted on the website.
 - a. **In Memoriam:** It was noted that past Board Member Robert Blue for over 30 years passed away in December 2019. Bob held down many of the officer positions on the RHA Board and contributed significantly to the establishment of the current official accountant services that currently serve the RHA.
2. **Treasurers Financial Report:** Treasurer presented the 2017-2019 fiscal budget for approval by the board. Note: The budget was sent out to all RHA members as part of the meeting agenda and newsletter. After discussion of the following the members present voted in favor of a 5% increase by all attendees.
 - a. A discussion and approval by all in attendance of having a treasury of \$6000 as a target emergency fund after the 2021 assessment to pay for emergency tree removal, attorney fees, sudden increase in accountant fees, etc.
 - i. Once again a rainy day fund was preferred as opposed to implementing a special assessment and this was the preferred method of paying for sudden unbudgeted RHA costs.
 - ii. **Note:** Special assessments do not come for free as they are facilitated by the accountant services charging the RHA extra money not budgeted and additionally no one likes a surprise billing.
 - iii. Question was asked about increases in accounting and insurance costs.
 1. Answer: No information at meeting time on any upcoming increases.
 - iv. It was agreed the Treasurer would designate a line item called "Emergency Funds" disbursed by the Board of Directors that would identify the monies collected starting with the 2021 financial report.
 - b. **Special Note:** As in all RHA business expenditures the hiring of attorneys and attaching expenses to any project requires prior approval by the Board of Directors.
3. **President Report:** George reported on the following:
 - a. George started out by explaining that he did not mind coordinating and sometimes taking the lead on some of the issues arising within the association, however he said that there have been times when he was leading the charge after many had agreed on covenant violations only to look behind him and no one was there in support. Some members have verbally attacked him while he was trying to assist.
 - b. George explained that at the Mullenix end of the Deeridge NE corner is a paved area where school buses were going to stop to safely embark/debark children. After it was built state law changed and allowed buses to stop in the middle of Mullenix blocking traffic. On the Deeridge NW corner is a buried electrical vault with 17,000 volts that feed our plat. Please don't let your children play or hang around either of these corners.
 - c. George went over some history of the Ridgecrest plat having round rocks and loose sand remaining after the glaciers receded some thousands of years ago leaving our development on top of a large geological moraine [pile of rocks and glacial till] oriented north/south full of loose materials that are very susceptible to erosion.

- i. TREES are important to halt this erosion. This is why as agreement to this development the county is very interested in **NO TREE REMOVAL** within the greenbelt without their PRIOR approval. It should be a priority to lot owners getting guidance from an arborist, not a tree-climber logger.
 - ii. Additionally the development was established with retention and detention ponds. There is a photo of pond #56 on ridgecresthomeowners.org website with knee-deep water. Tree service companies are only interested in taking out trees that can fetch them a couple of thousand each paying you much less.
- d. **George's Work List:** George read a letter from Jack and Kim Dearth asking homeowner members to look at their own property as to keeping their property neat in appearance, address derelict vehicles, etc. and recommended the board look into security camera system for installing a security camera system to discourage car prowls and other crime in the Ridgecrest neighborhood.
 - i. George addressed violations of the covenants, especially with new neighbors, that talking with the new neighbor and attempt to resolve without litigation.
 - 1. We always have the option of invoking the covenants and advancing into litigation that is very expensive. Making lawyers rich while this could have been easily addressed by having a conversation looking at all options. Anyone who signed the covenants can file suit.
 - 2. The board does not patrol the neighborhood so it needs someone observing covenant issues making a proper report to the board; not via a by-the-way chance meeting.
 - 3. Currently, the board has had two of these events and it addressing both at this time. Discussion followed on pursuing violations of covenants and what steps perceived offenders might do to alleviate this issue. George will follow through on this particular issue to hopefully resolve it without any litigation. **Enforcement is always an option.**
 - 4. Discussion of Lot 17 with absentee owner and house empty but no definitive plan was adopted.
 - ii. The camera issue grabbed all attendees' attention and because of recent car prowls launched an immediate response with many volunteers agreeing to take action. The following committee was formed.
 - 1. Brandon Looper, lot 26 volunteered to let a monitoring camera be installed on his property to provide surveillance of vehicles entering and leaving the plat.
 - 2. Sean Hanley, lot 20 volunteered to look into total costs and check on the legality of such a system. The committee agreed that this information would be gathered within a month and presented to the president and who will brief the board at which time the board will decide the next step. .
 - 3. Bernice Maxfield, lot 15 said we should have a sign posted at the front of the plat also. All agreed.
 - 4. George said that once the BoD has all the information on this installation a judgment could be made to approve funding.
- 4. **Street Lights:** Streetlights are not bright enough. Sean and Jessie said they would check with Puget Power in changing to brighter lights. Report to president and board in month.
- 5. **Mullenix Speeding & Children Loading School Bus:** Discussion followed on the speeding on Mullenix. Children's crossing to get on school buses was considered dangerous by all. The paddles on the stopped school bus and the limited sight distance at the Deeridge/Mullenix intersection. The person in the county to contact on the use of Mullenix can be addressed to Jeff Shea; Kitsap County Traffic Engineer would be a good place to start. The direction of the school bus would probably be the Superintendent and his/her Transportation Manager of South Kitsap School District. The president volunteered to assist volunteers if requested. The membership agreed that Bernice would take the lead on this effort.
- 6. **Board Election:** All current board members agreed to stay in office and were re-elected to their posts by all in attendance. Damien McCann volunteered and was voted in as a new board member.
- 7. **OLD BUSINESS.** Doug McNeil brought up the work he and two other volunteer members did on a committee initiated in 2016. The purpose of this committee was to look into such topics as amending or changing governing documents, ability to disband the HOA; etc. Doug agreed that the association should not be disbanded as this subject has come up previously. Doug indicated the committee put 50 hours into the report, but due to lack of interest at the time and lack of any members volunteering to pursue the findings/recommendations in the report, no action was ever taken on it when it was discussed in subsequent association meetings. In this meeting, he asked that the findings of the report be revisited and several members asked for a copy of the report. Doug worked individually with those members who wanted copies. No motions were made to do anything else and the subject was subsequently dropped.
- 8. **NEW BUSINESS.** None.

Thank you ALL for a GREAT Meeting and your attendance.

MEETING adjourned at 8:00 pm

Kaecee Coates, RHA Secretary

George Carr, RHA President