



## Ridgewater Homeowners' Association

C/O Peterman Inc.

P.O. Box 8748

Bend, OR 97701

[www.ridgewaterhoa.org](http://www.ridgewaterhoa.org)

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### MINUTES FOR HOA BOARD MEETING: JULY 8, 2008

**Location:** Yee Residence, 20923 Ridgewater Court

**Directors Present:** Yee, Haynes, Julian

**Directors Absent:** Beidermann

**Others Present:** Jeff Bailey

Meeting was called to order at 7 PM.

Jeff Bailey volunteered to fill the vacant position for Director. Julian moved and Haynes seconded the motion to accept Bailey as a new Board Director. Vote was unanimous for the motion. Bailey will serve until December 31, 2009. Board duties are: Beidermann-President, Haynes-V.P., Yee-Sec.-Treasurer, Julian and Bailey-Directors-at-large.

Review of financial report was made. As of June 30, 2008, the HOA expenditures are well budget. Current funds include \$7114 in checking, \$11, 869 in Money Market funds, and \$11, 350 in CDs (reserve funds). Nineteen lot owners had not paid their 2008-2009 dues by June 30, 2008. As per our collection resolution, a second billing will be made in July. Each late member will be assessed an additional late fee of 10% (\$48), an additional 1.5% interest per month (\$7.20), and a rebilling expense fee of \$15, for a total of \$70.20. After three months, the HOA will file liens on each delinquent property.

The Board authorized the following items by unanimous vote:

1. The purchase of up to 6 more trees on the Ferguson Commons to replace the worst of the ash trees originally planted. This authorization is good for the next 12 months (July 2009) and contingent on the availability of funds as determined by the Sec.-Treasurer.
2. Directed Joe Julian to determine the possibility of accessing the property and turning on the water to keep the yard alive. The Board voted to pay for the water for that lot's yard, if necessary.
3. The Board authorized the Sec.-Treasurer to prepare to lien lot 11 for the 2008-2009 dues since the lender has foreclosed on the home.
4. Directed a letter be sent to Toby Witt, Lot 25, reminding him of the due date for completion of his home and the need for a certificate of occupancy from the City of Bend before living in the house.
5. Directors Bailey and Haynes to investigate the organization of an "end of summer" block party in the near future. The HOA will pay for drinks and refreshments, up to \$150 from HOA funds.

Meeting adjourned at 8:05 PM

Respectfully submitted by

Carl Yee

Sec.-Treasurer