

Ridgewater Homeowners Board Meeting Minutes
Tuesday July 12, 2006

Location: Carlton Yee's Residence

Board Members Present: Gary Canter, President, Carlton Yee, Vice President, Sheri Robertson, Secretary, Joe Julien

Homeowners Present: Scott & Crystal Haynes, Ryan & Melissa Kohler. Shirley Carey, Brian Rafferty & Casey Karpstein

Call to Order: 7:05 PM

Actions Taken

Motion submitted by Gary Canter to notify Insurance Agent to increase the coverage of Liability coverage from 1 million to 2 million dollars. Current policy premium is \$190. It is estimated that an increase to 2,000,000 should be less than \$50 more, but an exact quote will be coming from our agent.

2nd by Joe Julien

Passed: 4-0

Motion made by Carlton Yee that the ARC is required to notify and retain approval from Board in regard to any change of paint color scheme on existing houses and any new construction or existing construction in the future.

2nd by Gary Canter

Passed: 4-0

Motion made by Gary Canter to nominate Scott Haynes to fill the empty board position for a period of the remaining 7 months until the next election in Jan 2007.

2nd by: Joe Julien

Passed: 4-0

Motion made by Gary Canter to get a quote for bubble irrigation on the Ferguson Street trees and the possible replacement of trees to be done in phases.

2nd by Joe Julien

Passed 4-0

Discussion Issues

Financial Report

35% of all new dues are going back into the Reserve account and we should be back on track in 2years. We have currently \$6,446 in the Asset Replacement Reserve, \$7,927 in the emergency reserve and \$12,505 in the checking account. We have approximately \$2,130 in un-cleared outstanding checks.

Dues

We have 10 Homeowners who have not paid their annual homeowners dues. We will be submitting a letter to them informing them of the \$25.00 late fee & \$15.00 rebilling fee added to their annual amounts. Homeowners who have not paid their dues are as follows:

| <u>Lot No.</u> | <u>Owner</u> |
|----------------|---------------------|
| 1 | Cheryl Ballis |
| 9 | Jeff Ferrell |
| 10 | Sharon Nye |
| 24 | Gary Hobbs |
| 36 | Gary DeFrang |
| 37 | James Neal |
| 41 | Norman Aller |
| 42 | Kevin Tennison |
| 48 | Kraig Fulkerson |
| 49 | Jennifer Blackledge |

Second Billings have gone out and a \$25.00 late fee and a \$15.00 re-billing fee (as per past Board Resolutions) have been assessed. Also notification was given that after 60 days in arrears the Board will consider legal remedies such as lien actions, small claims court or collection agency assignment.

Commons Area

The playground set will need to be sanded & refinished. Also new bark will need to be added to the area for better ground protection. Gary Canter & Scott Haynes will get volunteers to finish these projects in the next month.

Pedestals

During a recent stroll around the neighborhood it was apparent that 55% of the light pedestals were unlit. Due to this being a safety issue, we will resend a reminder letter with helpful hints on maintenance and care of the pedestals. We will extend the deadline for compliance in hopes that all homeowners have time to make the necessary corrections. The compliance date is August 20, 2006 and letters have been sent.

Pahlisch Homes along the Canal

Notification of City Planning meeting on Tuesday July 26th was discussed. A group of concerned homeowners and several members of the Board will be attending the meeting to voice the concerns of the traffic issues, etc. We will resend the original letter we submitted to Mr. Craig Chenoweth, Bend Planning Commissioner to the entire Bend City Council via email addresses. An additional flyer is to be prepared with a copy of the official meeting announcement and hand-distributed by Carl Yee.

Meeting was adjourned at 8:50 pm.