

Ridgewater Homeowners Board Meeting Minutes
Tuesday October 10, 2006

Location: Gary Canter's Residence

Board Members Present: Gary Canter, Carlton Yee, Sheri Robertson, Joe Julien, Scott Haynes

Homeowners Present: Jennifer Blackledge, Ryan & Melissa Kohler, Shirley Carey, Amy Raffery, Dean Kohler

Call to Order: 7:05 PM

First Order of Business

Send Thank you letter to: Bob Beiderman for the new wood chips in the playground area and staining the swing set.

Send Thank you letters to: Patty Ferrell, Eileen Bailey & Joe Julien for putting together the neighborhood potluck & BBQ.

Agenda Discussions

Lot 34 has sold & tentative building plans have been submitted. There has been no delineation of the building location on the lot & the application is not complete. Also we have not received payment on the application at this time. Plans will be reviewed by Jeff Ferrell, Carlton & Bob Beiderman for evaluation in regards to elevation issues if builder wants to add a motor home/RV garage.

Dues collection: All dues have been paid with the exception of Lot 42. We are in the process of re-billing & may need to lien the property.

Pedestal & Fence Compliance: It looks like all pedestals are in compliance except for those lights that go out and the lots that don't have pedestals on them. A follow up by Carlton for homeowners that have not had the pedestals delivered by Dean Kohler and see if there is a record of payment & delivery dates.

Owners in Arrears: Lot 12 & Lot 42 still have payment and late fee issues. A letter for follow-up or fine notification will follow.

Annual Meeting: The annual meeting is scheduled for Tuesday, January 9, 2007. The time and location will be announced at the time that the ballots are mailed in December. This meeting will process & validate the election results & new board members will be announced. The candidacy notices will be mailed out for any homeowner who wishes to put their name on the ballots and needs to be returned no later than November 20, 2006. Ballots will be mailed out on or before December 1, 2006 and elections will close by January 5, 2007.

Snow Removal: We will need to get bids for snow removal in our neighborhood. Carlton will check with Ridgewater II & see who they have a contract with. Joe Julien will contact the City of Bend & verify if they have services available & how much it would run. Scott Haynes will contact someone who has handled it in the past for the Armory. Jennifer Blackledge suggested to contact Barry @ Alpine Excavations, she will follow up with them. A final decision will need to be implemented by October 15th.

Basin Cleaning: We have projected that the basins will need to be cleaned 2 times a year at this time. The original bid that Gary received was all basins in the neighborhood would be cleaned twice a year @ \$597.00 each time. Joe Gary & Scott will walk the neighborhood to determine if we need to increase the basin cleaning or if we can stick to our original estimate.

Crack Sealing: Carlton & Scott did a walk through the neighborhood streets to determine the cracking level on the streets. After receiving information on the sealing process we could opt for 2 types. Either just blow out & apply a sealer on the top or cut a ½” groove in the crack area & then seal it. If we opt for the more intense fix we can get about 3-5 years more on the streets before we have to re-seal the entire neighborhood.

Playground Area: Scott estimated that we would need approximately 70 paver bricks to extend the playground area to a safer zone. We will get a variety of neighborhood volunteers to fix the area.

Action Items

A Motion was made by Carlton Yee to increase the homeowner's annual dues to \$40.00/month (\$480/year) to offset the shortfall in the reserve fund.

2nd by: Scott Haynes

Passed: 5-0

A Motion made by Gary Canter to conduct an informational neighborhood meeting in 2 weeks about the impending dues increase & the basis of the increase with Carlton creating an explanatory letter and copy of the minutes mailed to homeowners prior to such meeting. Time and date TBA

2nd Joe Julien

Passed: 5-0

A motion by Carlton Yee to move a maximum of \$5000.00 from the Reserve #2 Money Market fund to a CD with a higher interest payout & a lock date of a maximum of 12 months.

2nd by Gary Canter

Passed: 5-0

A motion made by Carlton Yee that delinquent payments will be charged an interest rate annually of 18% or 1.5% monthly for bookkeeping purposes.

2nd by Gary Canter

Passed: 5-0

A motion by Scott Haynes that we accept the bid of \$425 from Pavement Protectors to seal the existing cracks in the neighborhood streets.

2nd by Sheri Robertson

Passed: 5-0

A motion was made by Carlton Yee to spend up to \$200 to extend the playground area with pavers and new bark.

2nd by Sheri Robertson

Passed: 5-0

Homeowners Comments

Any homeowner who wishes to be included in the neighborhood directory please contact Carlton Yee (carlyee3@msn.com) for an electronic version of the community mailing list. Please call him at 330-8733 if you wish a printed copy rather than an electronic copy. Amy Rafferty & Jennifer Blackledge will work up a more complete community list.

The decision has not been made for Pahlisch homes until sometime next week. Updates to follow

Motion to Adjourn @ 8:55pm