



January 25<sup>th</sup>, 2009

**The Ridge at Clearwater Home Owners Association  
Home Owners Association Annual Meeting**

**Chair:** Pete Fox, Association President

**Board Members:** Pete Fox, Marv Skanse, Tim Hammill, Nick Seguin, Heidi Cope, and Bill Cain

**Neighbors Attended:** See addendum A.

**Agenda:**

1. Treasurers Report
2. Dues and Special Assessment
3. Dog Waste Reminder
4. Annual Picnic
5. Annual Cleanup
6. Pond Fence
7. Payment for Board Service
8. Board Elections
9. Open Forum

**Proceedings:**

Meeting called to order at 2:09 PM by Pete Fox.

**Item 1: Treasurers Report**

1. See Addendum B

**Item 2: Annual Dues and Special Assessment**

1. General consensus to leave dues and special assessment as is

**Item 3: Dog Waste**

1. Discussion of dog poop
2. General consensus that canine excrement is the property of the owner of said canine, and not the owner of the property upon which said fecal matter was excreted by said canine
3. General consensus that dog owners should use common sense and walk their dogs with a bag to remove the offending poopy

**Item 4: Annual Picnic**

Heidi Cope will chair picnic committee

- Cleanup crew recommended
- Yard waste bins for food waste and paper plates recommended
- Date to be determined: August 16<sup>th</sup> or 30<sup>th</sup>

#### **Item 5: Annual Cleanup or Neighborhood Beautification Day**

Scheduled on May 16<sup>th</sup>

- Marv Skanse will chair committee
- Marv Skanse recommended rental of pick-up truck to help with removal of waste
- Neighbors will be encouraged to assist with cleanup

#### **Item 6: Pond Fence**

Board is in the process of getting bids to fix the pond fence

- Dave Tackett volunteered to rebuild fence with help and can acquire fence boards for reasonable price
- Fence height building codes discussed
- Nick Seguin, Marv Skanse, and Dave Tackett agreed to meet at fence after meeting to discuss possible solutions

#### **Items 7: Payment for Board Service**

- General feeling at meeting that it is a good idea, the board will discuss at a later meeting and submit a recommendation.

#### **Item 8: Board Elections**

- Question asked about what positions on board are open the board replied that board positions are voted on internally.
- Pete Fox expressed willingness to remain on board
  - Heidi Cope nominated Pete Fox
  - Nomination seconded by Nick Seguin
  - Unanimous approval by all in attendance
- Adam Brickell expressed willingness to serve on board
  - Heidi Cope nominated Adam Brickell
  - Nomination seconded by Bill Cain
  - Unanimous approval by all in attendance
- Dave Hansen nominated to serve on board by Marv Skanse
  - Nomination seconded by Bill Cain
  - Unanimous approval by all in attendance
- Elections closed. All positions filled.

#### **Item 9: Open Forum**

- Dave Hansen made a motion to change covenants to read: House trim may be painted white or compatible earth tones, with approval of architectural committee.
  - Motion seconded by Nick Seguin
  - Vote resulted in 5 for, 5 against, with 3 abstentions

- Motion made by Vicki Alsalman to: notify all households that a vote will be held on the house trim colors on March 11<sup>th</sup>, 2009, at the quarterly board meeting
  - Motion seconded by Rose Peralta
  - Motion carried unanimously
- Annual Cleanup Day renamed Neighborhood Beautification Day
  - Suggestion made to offer to pick up excess yard waste from neighbors on Neighborhood Beautification Day as a way to convince neighbors to clean up their yards
- Rose Peralta gave an update on the pond situation.
  - Pond is not functioning as designed, no problems were noted on inspection but repairs and/or replacement are very expensive.
  - It is up to the neighborhood to determine if pond is functioning adequately, our job as a neighborhood is to continue maintenance as we have been.
- Landscapers will continue to do pond maintenance
- Motion to keep \$20.00 special assessment brought forth by Dave Tackett
  - Motion seconded by Nick Seguin
  - Motion carried unanimously
- Question was raised by Freddy Ramirez regarding the possibility of correcting the crooked trees in neighborhood.
- Car break-ins discussed
  - Suggestion to put real or fake camera at entrance to neighborhood to deter crime
- Any issues of non-functioning street lights need to be directed to the city.
- Due to the expense of the meeting room and low attendance an alternate site will be researched for the next annual meeting.
- Suggestion made to increase font size of notifications on sign board
- Suggestion made to include web address in minutes and mailers
- Meeting dates for quarterly meetings changed to second Wednesday of March, June, September and December.

Meeting adjourned at 4:01 by Pete Fox

Minutes compiled by Tim Hammill, Secretary

## **Homeowners Association Quarterly Board Meeting Minutes March 11, 2009**

Attendees: Pete Fox, Marv Skanse, Adam Brickell and Dave Hansen

Absent: Bill Cain, Heidi Cope and Nick Seguin

## **Proceedings:**

Meeting called to order at 7:20PM by Pete Fox.

### **1. Election of board positions:**

- **President:**
  - Pete unanimously chosen as to continue as president.
  - Nick unanimously chosen as to continue as treasurer.
- **Vice President:**
  - Adam nominated by Marv
  - Dave seconded
  - Vote unanimous
- **Secretary:**
  - Marv nominated by Dave
  - Pete seconded
  - Vote unanimous.

### **2. Architectural Board Members:**

- Dave Hansen to replace Tim as Architectural Committee Board chair.
- Marv to confirm existing members of the ACB desire to continue and contact information.

### **3. Dues notice**

- Interest notice is to be sent to those who are delinquent and continue each year.
- Notification question to be determined per section number 9.

### **4. Neighborhood Association Vote on Trim**

- Ballots to be mailed March 11<sup>th</sup> with a return postmark date of March 27<sup>th</sup>.

### **5. Definite date on the annual picnic still to be determined.**

### **6. Neighborhood Beautification Day (NBD) - Marv chair**

- Marv to check with previous point to create check list.
- Truck to be rented for disposal of waste.
- Pond fence to be repaired during NBD.
- Sprinkler control unit timing settings will be checked and saved for future use.
- Pete to request bid on the price of replacing bark.

### **7. Crooked trees annual meeting open forum question:**

- Dave to look into possible replacement of trees and the chance of a systemic disease requiring replanting of all entry trees.

8. Video camera annual meeting open forum question:

- Adam to follow-up with input from the Tumwater Police Department to obtain information.

9. Legal Questions:

- Dave to follow-up by networking with existing relationships to research legal choices.

10. Payment for board service:

- What priorities would be used for board reimbursement were discussed.
- Final question deferred to Nick for input on effects on the RCHOA annual budget.

Meeting adjourned at 8:50PM.

## Homeowners Association Covenant Vote Meeting Minutes April 2, 2009

Board Members: Pete Fox, Adam Brickell Nick Seguin, Marv Skanse and Bill Cain  
Neighbor's Attended: None

Proceedings:

1. Covenant change vote:

There were 32 votes turned in prior to the March 27<sup>th</sup> deadline. The tally resulted in the following result;

Yea - Agreeing to change the covenants to allow "Earth Tone Trim": 21

Nay - Opposing the change to the covenants to allow "Earth Tone Trim"; 11

Effective April 3, 2009, covenant artical 3.4.2 shall read:

3.4.2 Siding - Revised - RCHA Vote - 090402

All siding material other than masonry or stucco shall be wood siding stained with those colors commonly known as earth tones. Effective January 28, 2007 all base trim and garage doors must be painted white. Base trim may be painted a compatible earth tone with the approval of the RAC Architectural committee.

~~3.4.2 Siding - Revised - RCWA Mtg 070128~~

~~All siding material other than masonry or stucco shall be wood siding stained with those colors commonly known as earth tones. Effective January 28, 2007 all base trim and garage doors must be painted white.~~

3.4.2 Siding

~~All siding material other than masonry or stucco shall be wood siding stained with those~~

~~colors commonly known as earth tones.~~

**2. Bark replacement after the neighborhood clean-up:**

- Marv motioned to approve the bid previously presented by Pete for the replacement of bark in the common areas after the clean-up.
- Bill seconded the motion.
- The vote was approved unanimously

**3. Nick brought up reminder notices for Association Dues payments:**

- Discussion determined that notifications of interest penalties should be mentioned with the notice.

1. Meeting adjourned 7:50PM.