

RIDGE CREST HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
MARCH 13, 2006

CALL TO ORDER

Dennis Usher called the meeting to order at 6:30 p.m. Board members in attendance were Dennis Usher and Henry Gneiser. Grace Cooley and Kathleen Lora represented Management Specialists, Inc. Kathleen addressed the Ridge Crest Board with information about changing their five member Board to a three member Board and going from monthly Board Meetings to quarterly Board Meetings. Grace was instructed to check with the Sable Landing Event Center office to see if their pre-payment for monthly Board Meetings over the next two years could be changed to quarterly meetings.

OPEN FORUM/HEARINGS

David Singer addressed the Board about his recreational vehicle storage issue. He has a pop-up camper that does not show from the street but he wants to be able to continue to store it in his backyard. The Board told him they would make a decision within 30 days and that Grace will send him a letter with their decision within those 30 days.

Scott Hakonson addressed the Board with a recreational vehicle storage issue. He has a large RV that is visible from the street, over the fence. He would like to be able to continue to store his RV in his backyard, because of the Board decision that was made in 2004 allowing that. Grace was instructed to contact HindmanSanchez and ask them to check the Covenants to see if a permanent garage with a concrete foundation is allowed to be built on the lots in Ridge Crest.

MANAGER'S REPORT

The Board and Grace reviewed the financials, the delinquencies and the Covenant Enforcement Legal Status report.

OLD BUSINESS

Changing the Legal Documents – After Grace explained the process that must be followed to reduce the twenty percent quorum to a ten percent quorum in their legal documents; she was instructed to send out a mail-in ballot to try to get the current twenty percent quorum that is needed to change this. Grace also explained the process needed to remove the arbitration clause from their legal documents. The Board agreed that Grace could send out a mail-in ballot about that issue as well, even though fifty percent of owners (in Ridge Crest this is a total of 245 members) are needed to remove this clause from the legal documents.

ACC Payment – After explaining the situation, Grace was instructed by the Board to talk to HindmanSanchez to see what the legal repercussions might be if they decided not to sit down with Jerry of ACC and try to negotiate a settlement in regards to this.

10481 Taylor – The Board agreed to write-off the amount owed on this property to bad debt.

10515 Sunburst Avenue – Grace was instructed by the Board to tell HindmanSanchez to move forward with this suit.

6235 Snowberry Avenue – Grace was instructed by the Board to tell HindmanSanchez to move forward with this suit.

6298 Stagecoach - Grace was instructed by the Board to tell HindmanSanchez to move forward with this suit.

6753 Quincy – The Board would like to take the advice of Jennie Higdon at HindmanSanchez and wait for the sale of the property, then see what happens after that.

6461 Stagecoach – The Board would like to put this property on the three-month skip option that HindmanSanchez has offered to the Homeowner's Association. This means that they would put the account on hold and check it every three months to see what has changed if anything.

10516 Sunburst – The Board wants to know what this resident owes at present before they make a decision on this account.

10528 Taylor – The Board wants to know what this resident owes at present before they make a decision on this account.

Ward Contract – Grace was instructed to find this one page document and see who signed it.

Grounds Walk Through – Grace was instructed to contact Kerry at Red Leaf Landscaping to see if a walk through could be done on Thursday, March 16, 2006 between 3:00-4:00 p.m.

Website – Grace was instructed by the Board to contact Kurk, a Board Member, as well as the web master for the Ridge Crest website, and have him put a Management Specialists, Inc. website link on the Ridge Crest website

NEW BUSINESS

Kelly Deitman – Kelly was appointed to take John Stodola's place on the Board since he has resigned.

Tree Rings – Payment for tree rings in the amount of \$1,168.50. Grace explained the situation to the Board saying there was mis-communication between herself and Kerry, of Red Leaf Landscaping, regarding what ringing the trees in Ridge Crest would entail. The Board agreed that they wanted to look at the tree rings before deciding if they want to pay this amount.

Curb Edging – The Board would also like to look at the curb edging in the community before they pay the \$541.50 invoice on that.

DRR Approval for Tara Woodroof – Terry and Adam Woodruff were present for the meeting to present any additional information the Board might need to approve their DRR, because they are in a hurry to get it approved. The Board approved their DRR for fencing after some discussion about easements and distances from common area fences.

Elyn Lytton – Elyn addressed the Board about acquiring an extra strip of land behind her property that currently edges the detention pond at the end of Deerfield St. The Board explained to her that Lennar Homes still has not signed the final site certification on the detention pond over to Ridge Crest and therefore the small strip of land they want is not Ridge Crest's to give away. Henry Gneiser, a Board Member, said he would contact Lennar Homes regarding this detention pond issue and see if he can find out what is going on.

Board Meetings – The Board has agreed that they should go to quarterly meetings rather than stay with the monthly meeting schedule. They will however, keep the April 10, 2006 in place, skip the May 2006 meeting and start the quarterly schedule in June 2006, because their annual meeting has to be in June.

Board Members – Grace was given permission to call some residents in Ridge Crest in order to try and recruit Board Members. She will try to get these residents to fill out Board Member questionnaires and to be at the April 10, 2006 meeting.

ACC Committee - Grace was instructed to begin mailing Kelly Deitland the DRR's for the ACC Committee.

Ridge Crest Map – Grace needs to forward the new Board Member a map with addresses on it.

Snow Removal – Grace was instructed to contact Kerry at Red Leaf Landscaping about the Falcon Court Common Area snow removal. Henry said it's not getting done.

~~Doggy Station – The Falcon Court doggy station needs to be filled with plastic bags. Henry says that it has never been filled. This is something Grace needs to contact Kerry at Red Leaf Landscaping about.~~

Investing Funds – Grace was instructed to send the Board information about investing their Reserve Amounts as well as the excess money in their Operating Account. She said she would send them a list of CD returns from Management Specialists, Inc. and any other information she can find about HOA investments.

Attorneys – Grace spoke with the Board, relaying information she had spoke to Kathleen Lora about. She suggested they might look into hiring an attorney that will work strictly on a retainer basis, since they have so many legal issues and it is costing them so much money to get these issues dealt with. The Board asked Grace to come up with a cost comparison between any other

attorneys she might find who would do this on a retainer basis, compared to HindmanSanchez's current fees.

NEXT MEETING DATE/TIME/LOCATION

The next meeting is scheduled for Monday, April 10, 2006 at 6:30 p.m. at the Sable Landing Event Center.

NEWSLETTER

The next newsletter is scheduled for April 2006, with a deadline for submittal of articles of March 31, 2006. Grace informed the Board of this deadline for submittals.

Call for Members – The Board wants an article in the next newsletter calling for a Beautification Committee for Ridge Crest.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board approved all the Board of Directors meeting minutes from February 13 2006.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:52 p.m.