

# RIDGEVIEW HOMEOWNERS ASSOCIATION

Park City, Utah 84060  
ANNUAL MEETING MINUTES  
November 16, 2020

## **Meeting Held Virtually by Zoom @ 7:00 pm**

**Attendees:** Christine Mullen, John and Olivia Ziegler, Gary and Nancy Fichter, Kim Frauenberg, Jim and Lisa Bedell, Amy Mills, Anne Livingston, Vivian McGuire, Shellie Tyrrell, Stacey Sayers, Max Bodnar, Sara Klein, Marcy and Ron Allen, Mary and Jim Antinori, Dave and Cynthia King, Wendy Halliday, Judy and Steve Miller, John Blevins, Carol Smillie, Leonard Avdey, Charlie Sturgis, Meagan Nash, Justin McKnight, Elizabeth Wagner, Kristal Bowman-Carter, Patti Polster, Julie Thauer, Angie Lee, Sergei Zagin, Roxane Googin, Alan Agle, Bob and Gail McMullin, Gail Reed, Camille MacGregor. There were 38 members total of which several are not listed here (sorry for the omissions).

**Proxy/Ballots Received:** Kathy Sturgis, Christine Mullen, Bob McMullin, Camille MacGregor, Jim Bedell, Gail Reed, John Blevins

**Call to Order:** Christine Mullen called the meeting to order at 7:08 pm. A quorum of at least 51% was met in person and by proxy.

**New Homeowners:** A Welcome to new homeowners Leonard Avdey and Carole Smille, John and Lanell Boaz, Tania and Maxime Bodnar, Phillip Gutry and Holland Lincoln, David and Cynthia King, Peggy and Attila Poka, Marti Wymer, Elizabeth Wagner and Susanne Cambre and Frederick Dwyer.

**Financial Report:** See attached Financial Report. Camille MacGregor provided an update on financial activity for the past year. Expenditures are \$4433 for insurance premiums, postage and supplies, web site maintenance, annual registration fees, legal services, Paypal fees for on-line dues payments and reimbursement to Shellie Tyrrell for the Mountain Town Summer Concert. Income from dues and remodel fees is \$8875. Ending balance as of October 31 is \$23,928. Proposed budget for the 2020-2021 cycle was also presented with estimated income of \$7000 and estimated expenses of \$3935.

**Architectural Committee Update:** John Ziegler provided an update including a special thank you to Craig Henry and Stephanie Fischer for their many years of service to the HOA on the Architectural Committee. Possible new members to replace Craig and Stephanie are Anne Livingston and Sergei Zagin. Architectural Committee members to be appointed at the next board meeting scheduled for later on in November. There is currently no backlog in pending project approvals. There was mention of a possible fence violation. The HOA will contact the homeowner in question. As a reminder, homeowners are required to contact the Architectural Committee prior to undertaking a project. Some projects may require prior approval.

**Appoint Officer Positions:** The board appointed Christine Mullen as President and Camille MacGregor as Secretary/Treasurer for another year.

**Board Position Proxy/Ballot Results and In-Person Voting:** Voting results for the Board of Trustees position vacated by Kim Frauenberg is unanimously for Max Bodnar. This is a 3-year position.

**Approval of Annual Meeting Minutes Prior Year:** Approval of minutes for the 2019 Annual Meeting was passed with a show of hands.

**Adjournment:** With no further business, a motion to adjourn was made and seconded at 8:00 pm.

Board of Trustees:

Jim Bedell	<a href="mailto:jimbedell@gmail.com">jimbedell@gmail.com</a>	435.731.8606
Shellie Tyrrell	<a href="mailto:shellietyrrell@mac.com">shellietyrrell@mac.com</a>	936.524.7233
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