

# RIDGEVIEW HOMEOWNERS ASSOCIATION

Via ZOOM  
ANNUAL MEETING MINUTES  
March 5, 2023

**Meeting Held Virtually by Zoom @ 7:30 pm**  
**Hosted by Dan Winegar (Welch Randall)**

**Proxy/Ballots Received:** Agle, Christopher Callaway, Coates, McMullin, Richards

**I. Call to Order:** A motion was made (John Ziegler) and seconded (Bob McMullin) to call the meeting to order at 7:35pm. A quorum of at least 51% was met via zoom attendees and by proxy.

**II. New Homeowners:** A Welcome to new homeowners: Frank & Brooke Puleo, Alisa Harbin, Cory & Brad Johnson

**III. Welch Randall Report:** Dan Winegar introduced himself and described his role and role of Welch Randall with respect to our community. Primary work is around is CCR enforcement and managing finances. And this year quite a bit of his time has been spent on working with contractor hired to clear snow from the community mailboxes on Meadows Drive. Dan also performs inspections in neighborhood about once a month.

Question for Dan re: what type of CCR violations does he see most frequently? Dan reported most frequent violations are trash cans left on the street or in clear sight of street and general clutter on properties (especially lots w/o a house).

**IV. Architectural Committee Update:** John Ziegler provided an update on the committee's activities He thanked Ann Livingston, Sergei Zagin and Jim Bedell for their work for the committee. The committee reviewed a number of projects this year and had amicable relationships with homeowners regarding their projects. John assured homeowners that the Architectural Review Committee is available to work cooperatively with homeowners. Architectural Committee members to be appointed at the next board meeting scheduled for November. There is currently no backlog in pending project approvals. John reminded homeowners to use the Architectural Review request form on the website. He emphasized the committee is particularly interested in information regarding setbacks (front, rear and side), any changes in footprint from the original home, exterior materials and colors.

**V. Financial Report:** Jim Bedell explained that our HOA, from a financial point of view, is a simple entity as we don't own any physical property. We have no liabilities, and our only asset is cash in checking/savings accounts. We record cash as it is received and expenses when they are paid. Our FY is October 1 -Sept. 30.

a. FY '22: HOA had \$24,000 in cash at end of FY22.

b. FY'23 Budget/HOA Dues for FY'23:

Our current budget shows a deficit of \$4000 so we should expect to have about \$20,000 in cash at end of the current FY. Jim mentioned the Board decided not to raise dues this year since we have a comfortable cash cushion, but that eventually we will need to raise dues or decrease expenses to address the deficit we have run for the last 2 years.

For informational purposes, if we wanted to avoid a deficit this year, the Board had calculated dues would need to increase from \$100 to approx. \$156/ year. Jim also explained Welch Randall fees show higher this year compared to last year as we engaged Welch Randall for a partial year last year.

Highlights from last year's budget:

Welch Randall expenses were under budget (had budgeted for full year but engaged for only 10 months);

No neighborhood party expenses last year; and

Reduction in insurance premiums

While the HOA income shows a reduction, the explanation for the reduction relates to timing of when the HOA bills residents for dues. In the past the HOA had billed for dues in the summer and some homeowners paid immediately, so we received some dues in the prior FY. While the timing difference looks like a revenue deficit, it really reflects a change in the timing of dues. We now bill homeowners for their dues in September. Currently, all homeowners except 3 are current with HOA dues.

We haven't budgeted for increases in cost of services.

Chat question: Do the payments for snow removal around mailboxes include all mailboxes or only the Meadows Drive community mailboxes? HOA pays for snow removal only around Meadows Drive community mailboxes.

Question: Is there an inclination to take back management services "in house" and not use a management company? We hired Welch Randall because we had no volunteers for HOA president, secretary and treasury roles. If we had people willing to step into roles may reconsider, but we haven't had that for past 1.5 years.

#### **VI. Vote on New Board Members:**

Brooke Puleo: Motion was made to elect Brooke to Board (Jim Bedell) and seconded (Cynthia King). Unanimous approval.

Elizabeth Wagner: Motion was made to elect Elizabeth to Board (Dave Cushing) and seconded (Lynn Richards). Unanimous approval.

Board of Trustees is a 3-year position. Brooke and Elizabeth will take Board positions vacated by Max Bodnar and Jim Bedell. Shellie Tyrrell will remain on the Board.

#### **VII. Committee and Executive Assignments:**

The new Board will meet soon and appoint officer positions.

#### **VIII. Other Items:**

##### **Questions:**

a. Dave Cushing asked about website address. Dan posted that info in the chat section.

b. Question about cost of mailbox snow clearing- last year a homeowner did the clearing but didn't want to continue this year. This year the HOA hired a company to clear the community mailbox. Dan does get reports and photos that the clearing is now being done regularly. Sometimes the city plows come and push snow back over after clearing. However, there have been some bumps with service. The cost is \$150/month for up to 11 pushes per month. 15% of \$150 for each additional push. This expense is listed under the maintenance category. A lot of snow this year!

c. What is happening re: planning for a community event this summer? Shellie suggests that if in line with HOA budget, a community event is something we should start again as a nice way for community to get together and know each other. Suggestion: a BBQ without a band. Residents could bring their own food and grill on the cul-de-sac.

d. What is status of delinquent dues: this time last year we had owed dues of about \$1000, with some homeowners owing years of unpaid dues. With help of Welch Randall, we only have 3 homeowners that are delinquent (for this year only).

e. Question about contacting UDOT regarding the traffic light sensors at Meadows and 224. Roxanne thinks she still has the contact information of the traffic engineer who worked on the timing of the light when it was installed. Originally was not supposed to be more than a 90 second wait for green light although it seems that the wait has gotten longer. Reminder that turning left onto Meadows requires caution due to pedestrians and bikers who may have right of way in the crosswalk.

Shellie thanked Jim Bedell and Max Bodnar for their service to the HOA. Shellie also mentioned we've had a few other volunteers come forward and the Board will be reaching out to them in the near future.

**Adjournment:** With no further business, a motion to adjourn was made by John Ziegler and seconded by Bob McMullin at 8:20pm.

Board of Trustees:

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