

RMK Unit XI Homeowners Association Board Meeting
November 11, 2014
Men's Club Room

The meeting was called to order at 7:01 pm.

Board Members Present: The following were present: Jim Maxwell, Bart Racca, Jim Maestri, Jose Fernandez, Bill Baker, Gary Edgerle and Mike Smith.

Visitors:

Ralph Kelly, Lou Ham, Dick Reed, Heidi Lipp, Sally Ziegler, Joyce Howard, Ann Fudge, Mary Avidano, Jeff Kozlowski

Minutes: The minutes from the August 12, 2014 meeting were approved

Financial Report:

Summary of Assets:

Checking Balance: \$22,973.10
Undeposited Funds: \$ 365.98
Union Bank CD: \$85,111.12
Accounts Receivable: \$1,119.82

Total Assets: \$109,570.02
Total Liabilities: \$ 4,086.00 (security for November)

Net Worth: \$105,484.02

This quarter \$6,000 was added to the CD from checking. Aging receipts are manageable. Mike presented a proposed budget indicating a 3% increase in security, an increase in accounting fees, and \$100/yr for the HOA website that was recently created.

Barbara Shackelton is stepping down as accountant and the Board has selected Ellen Fischer as her replacement. The PO Box that is currently used for quarterly dues was owned by Barbara's accounting firm and will need to be changed. This will require change management with the Homeowners. We agreed to obtain a new PO Box that is owned by RMK XI HOA to prevent the need of changing the address again in the future.

Committee Reports:

1. Architectural Review Committee

ARC briefly discussed homeowner reviews for solar panel installations. The board indicated that they are unable to deny requests but will encourage neighbors to work together on an agreeable layout.

2. Ridgemark Estates Community Council

There have been numerous meetings held with the other HOA boards and JMK in recent weeks. RMK XI HOA will remain neutral while the lawsuit is still being pursued. JMK has informed RMK XI HOA that the golf course maintenance equipment operators have been instructed to only use the golf course or street crossings to access the course. They should no longer be using Dan Drive, Paullus, and Ken Ct, but have been seen doing so on several occasions after the change. Jim Maxwell will be contacting Eric Boyd to reinforce.

3. Landscape Maintenance

Cutting Edge Landscaping has recently trimmed back the oleander bushes on Paullus and Ridgemark Drive and the water truck has recently watered. Jim Maestri has agreed to look into the feasibility of having Sunnyslope Water install our own water service for the landscaping vs pay for the watering service.

Old Business:

1. Roads

- a. 3% increase in Security starting January 1st.
- b. Sunnyslope Water District has been performing manhole cover maintenance on Paullus and South Ridgemark Drive.
- c. Still investigating whether County Service Area 9 will paint 25MPH markings on the roads to help deal with speed issues.
- d. Jim Maxwell has agreed to speak to Ridgemark HOA (Peggy) about the crosswalk at the entrance of Ridgemark that needs painting. Several homeowners expressed concern that vehicles are ignoring the stop sign and can't see the crosswalk striping.

2. Web Site

- a. Bill Baker demonstrated the features in the newly launched web page for RMK XI HOA. The web page is restricted to RMK XI homeowners and email invitations to join will be sent out shortly. The URL for the web page is <http://ridgemarkhoaxi.com>. The web page is for information only and will not be used to communicate with the board directly. Information will include the meeting agendas, meeting minutes, CC&Rs, and By-laws.

3. Unification

- a. There was a town hall in September where the topic of HOA unification was discussed and debated. It was decided to table decision indefinitely.

New Business:

1. Proposed Budget
 - a. Mike Smith will be sending out an update to current 2015 budget proposal to include the new web page charges (\$100/yr) and an increase in accounting fees and PO Box.
 - b. The approval for the budget will occur at the February board meeting.
2. Nominating Committee: 2 New Board Members required
 - a. We need to find 2 new board member candidates to replace members whose term is ending and who will not be returning to the board. The candidates need to be identified by December to allow time for voting to be administered before the February board meeting

Other items discussed:

Vehicles should not be parked on the street for more than 48 hours. The Board will address the homeowners who are ignoring this and leaving vehicles parked on the roadways.

CC&R Section 7,.27.c clearly indicate that garages are not supposed to be used as storage at the expense of parking vehicles.

Garage space shall be used for parking of permitted vehicles only. Garage space may not be converted into any use (such as a recreational room or for storage) that would prevent its use as parking for the number of vehicles that the garage was designed to contain. Owners are to use their garages for parking of their vehicles so that Common Area parking will be available for guest parking. No Owner shall park a vehicle on his driveway in such a manner that the vehicle extends into the street.

Executive Session:

Meeting adjourned at 8:10pm. The next meeting is February 10, 2015 at 7:00pm.

Additional Information: The new RMK HOA XI Board consists of:

President- Jim Maxwell
Vice President- Bart Racca
Treasurer- Mike Smith
Secretary- Gary Edgerle
ARC Chairman- Jose Fernandez
ARC- Jim Maestri
ARC- Bill Baker

The 2015 Board Meetings are February 10, 2015, May 12, 2015, August 11, 2015 and November 10, 2015.

Gary Edgerle, RMK HOA Unit XI