



1st Quarter Board Meeting Minutes Wednesday February 12, 2020

Attendees

Board Directors: Cliff Gilley, Dorie Ross, Gail Manahan, Rifat Siddiq, Larry Fischer, Coco Carino Groth

ROA Staff Members: Amy Atchison (Director), Mike Robinson (Communication Manager), Kayte Beatie (Community Manager), Melinda Lee (Outreach Manager), Noreen Fassler (Office Manager), Connie Harrington (Accounting Manager)

Residents: Jim C., Tom P., Sherry R.

4:15 pm – Board Meeting Commenced

Procedural

- Meeting called to order by Board President Cliff Gilley; quorum met.

Public Comment

- Jim, a three-year resident, shared that he loves living on the Ridge and came to the meeting to learn more about the Board and the Association.
- Tom recently moved to the Ridge and is happy to be a part of the community. Like Jim, he came to the meeting with a general interest in how the Board and Association work.
- Sherry has been a Ridge resident for about 18 months. Sherry thanked the Association for fixing a hillside drainage issue along Jacobia in Eagle Pointe.

Approval of Meeting Minutes

- Minutes from the November 13, 2019 4th QTR Board Meeting were unanimously approved as written.

Financial Report

- Board Directives for Reserve Expenditures were reviewed by Accounting Manager and signed by Board Members.
 - MSTR - 07 – (2019) Reserve expenditure for purchase of three (3) Heavy-Duty Recycled Plastic Park Benches for Dogwood Park, component #346.
 - MSTR – 08 – (2019) Reserve expenditure for installation of three (3) Heavy-Duty Recycled Plastic Park Benches in Dogwood Park, component #346.
 - MSTR – 09 – (2019) Reserve expenditure for installation of three (3) Interceptor Drains at entry to Eagle Nest, component #182.
 - MSTR – 10 – (2019) Reserve expenditure for pruning plants and shrubs along path at Douglas cut-through, component #170.

- MSTR – 11 – (2019) Reserve expenditure for adding boulders and plants at Dogwood Park, component #170.
- Eagle Nest – 03 – (2019) Eagle Nest reserve expenditure to fund installation of ADA-compliant ramp in sidewalk at Eagle Nest entrance.
- The Accounting Manager and Association Director provided the financial report as of December 31, 2019. Pre-Audit year-end numbers were reviewed and discussed.
 - The 2019 audit has begun and final confirmation of 2019 yearend totals will be provided with the audit report.
 - Initial reports indicate the Association finished ahead of budget.
 - As of December 31, 2019, there are three (3) delinquent accounts out of 3,756 (.08%).
- The Accounting Manager delivered the 4th QTR Document Processing reconciliation. All accounts are balanced with the General Ledger. Report viewed and acknowledged by Board.
- The Accounting Manager and Association Director provided the financial report as of January 31, 2020.
 - As of February 11, 2020, 334 (9% of 3,756) units were delinquent on 2020 assessment payments. This is down from 439 (11.70% of 3,752 units) at this time in 2019.

Quarterly Staff Update

- Updates on key projects and work goals provided by the ROA Accounting, Communication, Office, Community, and Outreach Managers.

Move Update

- General discussion around ROA office move, slated for 2nd QTR 2020. New location is in the same building.

HR Policy Update

- Board announced they would revisit and revise inclement weather policy implemented earlier this year.

Around the Table

- The Board and Director discussed:
 - Potential of bringing fiber optic to the community.
 - Who maintains Kinsey Park, and other park space on the Ridge?
 - Director Dorie Ross’s announcement about the sale of her home and impending move off the Ridge, as well as subsequent resignation from the Board at the end of February.
 - The rescheduled Board Development Workshop.
 - The first “Board Meet-and Greet” to be held Tuesday 03/24 @ 10am, location TBD. Cliff and Gail will attend, as may other Board members. Meeting specifics to be posted to the Association website and announced via eblast and the Association Facebook page.
 - A “collective bargaining” website proposed to SR ROA by Klahanie. Board rejected the idea citing liability concerns and competition with local vendors.
 - The progress of contract with software consultant to investigate and recommend website and back-end software.
 - The Green Snoqualmie Partnership review of 2019 accomplishments.

5:40 pm – Regular Meeting Adjourned/Enter Executive Session

6:10 pm – Executive Session Adjourned