

Saturday, August 18, 2007
11:00AM – 3:00PM
Ridgeview POA Meeting
Held at American Legion, Post 31 in Little Falls, NY

Attendees:
Grace Frith
Jane Wells
David Johansen
Debbie Bussin
Robert Sylvester
Bernard Toro
Joanne Toro
Russell Martinsen
Elizabeth Martinsen
Michael Burillo
Brenda Burillo
Al Hoeckley
Carol Hoeckley

Agenda:

- Welcome and introductions
- Financial Report
- Website / communications issues
- Assistant Treasurer candidate review
- Election for Assistant Treasurer
- Snow plow options and vote
- Gate options and vote
- Maintenance dues invoices to be issued in August
- Any other open issues
- Closing meeting

Grace Frith opened up the meeting welcoming all attendees and introducing the board members. She also explained that the board has been having monthly conference calls. The minutes are available in pdf format from www.ridgeviewpoa.com

David Johansen spoke about the Association's financials.

- Current balance is 6,216.31, \$5000.00 in a CD, maturing January of 2008.
- 2 lots are still overdue, Grace Frith will look into placing liens on property through the courts
- The total 2007 budget was \$11,415 - \$259.43 per lot owner.
- Largest expense was for snow and ice removal. \$6,000.00 was in the budget and we incurred \$13,390.00 in expenses. This overage created a \$191.00 deficient per lot.
- David received a substantial reduction in insurance fees. \$3,515.00 was in the budget and the actual expense was \$979.00.
- It was determined that there needs to be an increase in the budget for road maintenance as the original budget was only \$1,000.00.

Snow removal policy change:

It was voted and all agreed that the snow removal policy must be changed to reduce costs. Grace Frith will obtain what the local Fire Department's threshold is for access in snow. Currently, plowing was initiated when the snow reached 2 ½ inches. Once the threshold has been determined the policy will be changed to reflect the new level. Another change is to only have snowplowing done up to where there are homes constructed. Snowplowing with salt and sanding will only be done on a call by call basis.

Road access restrictions

Discussed options to restrict access from unauthorized traffic. It was determined that 90% of unauthorized traffic is commencing from Hawthorne for deliveries. Local traffic uses both entrances.

It was voted and all agreed to that there is a great need to restrict access to owners only. Due to budget constraints it was agreed to have one gate constructed on the Hawthorne side entrance to the road. The cost of the gate is approximately \$3700.00. On the Cook side there will be placed a heavy chain. It was noted that the Cook side would be a permanent barrier until there are sufficient funds to construct another gate.

Russell Martinsen has agreed to investigate which type of lock would be best suiting our needs. Once this is established, 2 keys would be given to each owner and 1 key would be given to the Fire Department and law enforcement agency. If an owner requests another key, a \$50.00 charge would be incurred.

Maintenance dues

It was voted and all agreed that there is a need to increase dues for future snow removal, and road maintenance. Dues will be raised to \$500.00 per lot with a 10% discount if payment is received by 11/1, or a 5% discount if paid by 12/1.

Assistant Treasurer candidate review

There were no nominations received for Assistant Treasurer.

Election for Assistant Treasurer

It was voted and all agreed to extend Bernard Toro's term.

Website / communications issues

Received 11 proxies from mailing and the results are outlined below:

Name	For road restriction	Against road restriction	For snow policy change	Against snow policy change
Dawna & John Mraz	X			X
Steven Mullett		X	X	
William & Lynn Caffery	X		X	
Beverly Rubin	X		X	
Lizabeth Genito	X		X	
Douglas & Susan Fetkowitz	X		X	
Bruce Teizeira	X		X	
Jane Wells	X		X	
Paul & Rae Kopfer	X		X	
Mohammed Sharif	X		X	
Bernard & Joanne Toro	X		X	

Other items discussed:

Michael Burillo inquired about snow fencing. Grace Frith previously looked into this matter and it is only cost effective if the wind is consistently from the same direction. Information will be requested from one of the local contractors, Harold.

Improved road maintenance. Michael Burillo asked about placing a crown in the road for better water control. Also discussed was constructing ditches, gutters, or grates to aid in water run off.

Grace Frith will determine what is required when a current owner sells the property.

Meeting concluded at 2:30 PM.