

**Ridge Haven Property Owners Association Board Meeting  
Minutes of April 23, 2022**

The meeting was called to order by President Tom Osterhaus at 9:00 AM at the residence of Jim Bishop..

The following officers were present: Tom Osterhaus - President; Lynn Taylor - Treasurer, Mel Standen - Secretary, and Board Members Jim Bishop, and Paul Pensiero.

1. A quorum was established since all Board members were present.
2. The owners(s) of Panther Ridge Lot 27 have not been paying the POA fees. We are using the services of attorney Doug Campen, who placed a lien on the property in September, 2021. .
3. It has come to our attention that annual water quality reports for the Ridge Haven community water system have not been distributed to the users of this water system. Ridge Haven Inc provides an annual report but to a very limited distribution, so we will in future distribute the report to all POA members on our email distribution list.

The 2020 annual water quality report has been appended to the end of the [2021 Electronic Meeting Minutes and 2020 Reports](#) link on the POA website Documents page. The 2021 annual report is not yet available.

4. Road Maintenance items.

- a) After many years of appreciated service, Pat Powers has passed the chairperson responsibilities of the Road Committee to Jim Bishop. We thank both for their efforts to keep our roads maintained and usable.
- b) We also welcome by unanimous approval both Chris Galloway and Brian Wetmore as new members of the Road Committee.
- c) As indicated in the minutes of the 2021 July Board Meeting Minutes, we have now updated the POA ByLaws to state that When Lots are combined, the road fee portion of the annual assessment for that combined Lot will be 1½ times the single Lot fee.
- d) We also want to thank every resident that has trimmed the road edges and blown leaves out of ditches in both subdivisions this past year! Your efforts have enabled us to keep the road expenditures to a minimum so we can save funds to pay for future repairs and upkeep to our paved roads. We urge you to continue to help the community in this way.

5. Elected Officials terms of Office.

- a) Lynn Taylor's term as Treasurer is expiring - we nominate Lynn to be re-elected for 2022 - 2024 term.
- b) Jim Bishop's term as Board Member is expiring - we nominate Jim to be re-elected for 2022-2024 term.
- c) Paul Pensiero's fill-in for Chris Tipton's Board member term is expiring - we nominate Paul to be re-elected for 2022 - 2025 term.

These items will be put on the ballot for the 2022 POA member voting.

The meeting closed at 10:30 AM.