

Ridge Haven Property Owners Association Board Meeting  
Minutes of July 8, 2021.

A special meeting was called to order by President Tom Osterhaus at 8:00 AM at the residence of the President to discuss ongoing road maintenance and the hiring of M&M Grading Inc.

The following officers were present: Tom Osterhaus - President; Lynn Taylor - Treasurer, Mel Standen - Secretary, Jim Bishop, and Paul Pensiero.  
Additionally present - Pat Powers, Chairperson of the Road Committee.

1. A quorum was established since all Board members were present.
2. Pat Powers and Jim Bishop had negotiated with Greg McCall of M&M Grading to perform slope mowing and leaf blowing for all roads; scraping side road off West View; cutting trees; cleaning culverts; digging tail ditches; scraping the top of Ruffled Grouse; scraping top of Panther Trace; and scraping and cutting trees on Lost Panther. The estimate for this work was \$8730.00

Current Budget and funding levels were discussed with respect to this work, and these were deemed sufficient to cover the costs.

Jim Bishop proposed that the estimate be approved. The motion was seconded by Paul Pensiero and passed unanimously by the Board.

3. Additional aspects of this relationship with M&M Grading would be -
  - a) M&M Grading would thereafter continue to be the sole provider for road maintenance services, with a single point of contact with the Chairperson of the POA Road Committee.
  - b) Necessary repairs to the roadside edges and gravel will be estimated and scheduled separately.

4. Also discussed was the effect that when separate Lots are combined, this reduces the dollar amount of the fees collected by the POA, since there are fewer Lots contributing.

It was agreed that when Lots are combined in future, we would consider charging the Lot owner of that combined Lot 1½ times the charge for a single Lot.

The question of Panther Ridge Lot 59 being within the scope of the work on Lost Panther Ln., and whether the current owner of Lot 59 should be contributing to the road fees was raised. Mel Standen and Tom Osterhaus would determine this in consultations with Ridge Haven Inc.

The meeting closed at 9:30 AM.