

The Ridge Townhomes
2024 Annual Meeting
February 28, 2024 - 5:30pm
Zoom Virtual Meeting

Those Present on Call:

Lewis Homes

Jeff Scadden

Peak2Peak Management

Brandi Lierd, Mick Lierd, Kyler Lewis, Colette McQuown

Homeowners

Jim Engel, Steve & Barbara Sullivan, Brendan & Cathleen Miner, Allison Koo, Tom Volick, Lynn Long, Matt Taylor, Robin Herefort, Cecilia Perdomo, Marisa Wall, Amie Heap, Keith Oania

Welcome – Jeff Scadden

Jeff Scadden - Reports the development if on schedule will be completed summer 2025, indicates John Lewis has other projects needing completion then will begin on buildings 10, 11 and 12. Gives update on Commercial Core located near the golf course and gym which will include restaurants and shops, this will hopefully be completed in the next two years.

Steve Sullivan - Asks how long to complete the Ridge final buildings.

Jeff Scadden - Estimates within a year once construction has begun.

Matt Taylor – Asks if location of buildings will still be the same.

Jeff Scadden – Responds the location is still the same, then addresses current hole that has been dug, we will get the area cleaned up as soon as the snow melts.

Right now the priority is Eden Crossing down at the 4-way and confirms there will be two hotels involved, one with each project. He then mentions the hillside by the pool they have hydro seeded it which will take over the weeds and look natural.

Steve's Sullivan - What is the status of the landscaping with Bldg 8-9?

Jeff Scadden – Landscaping has been installed. Overall we want minimal grass and natural landscaping around.

Financial Report – Brandi Lierd

Mentions Jeff is going to cover the Intern Board and the two individuals that are working with the developer, I would also like to encourage another member to act as treasurer for your development, let me know if you are interested I would be happy to discuss.

Review of 2023 Budgets vs Actual. Reviews the special assessment and John Lewis contribution for the heat cables, also indicates that insurance has increased 15% which we will continue to bid out. Pool and Spa repairs were unexpected costs in 2023 as well as utilities are going up across the board.

Allison Koo - indicates that people drive down the road and dump trash, has there been anything been done to alleviate this issue which could cause the additional fees charged with full dumpsters.

Kyler Lewis – responds we can add signs but the location of that one is a challenge. Signs may help.

Jim Engel - suggests when you negotiate with Waste Management tell them it is an unfair part of the contract to charge overages if other dumpsters are empty.

Brandi Lierd – Explains we have had that same argument and they won't consider it. During the down seasons we decrease the pick-up frequency.

Brandi Lierd - Continues reviewing budget and balance sheet.

The reinvestment fee helped with some of the budget overages, as well as the assessment last Fall. It is good to see that we are slowing increasing our reserves.

Snow removal costs discussed with the conclusion of weather conditions, liabilities and snow storage, Kyler Lewis will work directly with Grass Plus regarding concerns.

Matt Taylor - asks which units were sold recently so we can use those numbers for our property taxes.

Brandi Lierd - indicates Ridge 103 and 201 and that \$10,000 is budgeted towards Reinvestment fee income for possible future sales in 2024.

Kyler Lewis – explains in depth what a PRV valve is which is listed in his maintenance suggested items

Keith Oania – questions if anything is going to be done regarding the driveway concrete from snow removal.

Brandi Lierd – advises that would likely be a reserve expense to repair or replace driveways.

Maintenance Report -Kyler Lewis

The suggested dates for use of heat tape are November through April, we will send out a reminder email each year as well as notification regarding weather. Confirms they are still adjusting and will be completing buildings 8 and 9 this week. Any questions or concerns please notify Peak2Peak.

Barbara Sullivan – Thanks Peak2Peak for all vendors hired as they are professional and helpful.

Steve Sullivan – questions vehicles left for extended periods of time.

Kyler Lewis – Reminds that this is not unusual in a second home community, but we will look into it and notify the homeowner.

Cathlene Miner – Asks for any solutions regarding the thin walls.

Jeff Scadden – Replies that the building’s construction and floorplan layout changed as they were built and that this has resulted in new buildings having better sound proofing.

Barbara Sullivan – asks is there are any areas that renters cannot use?

Kyler Lewis – responds that most areas are common space but if there is a problem let us know and we are happy to reach out to those owners.

Allison Koo - asks if there can be a “renter fee” charged?

Kyler Lewis - responds I would assume it would take a vote with the community once transferred to the homeowners control.

Cecilia Perdomo – ask if there are any future plans to install additional lighting?

Jeff Scadden - The design of that community must be dark sky compliant, we have installed all lighting allowed, but may be adding some lighting at the project entrances, this would be a bollard light similar to the pool entrance.

Interm Board Members Introduction – Jeff Scadden

The current Interm board members are Jeff Silverman unit 602 and Robin Herefort unit 502, John Lewis is still the declarant.

Meeting Adjourns - 6:53pm

Respectfully,

Colette Mcquown
Peak 2 Peak Management Co.