

Paradise Ridge Homeowners Association  
May 28, 2016 @ 9:00 a.m.  
Deep Creek Baptist Church

Jim Roser called the meeting to order at 9:05 am.

**Owners in Attendance:**

Jim & Jane Roser  
Laura Barnard  
Tom Feehan & Celia Brickerd  
Elena Feighery  
Mike & Lin Gilbert  
Keith Sauter  
Pam Barnard  
Craig & Sharyl Coresto  
Bill Algeo  
Bernard Quarrick  
Scott & Laura Robinson  
Elaine King  
Joe Muller  
Mark & Lori Schmittle  
Wayne Stuckey  
Donald Vierling  
Alireza Mohadjer  
Tony & Maureen Furio  
Fred Hazelwood

**Owners Present by Proxy:**

Diane Cantella  
Edward Garrant  
Michael Gonce  
Hans Lange  
Katie Heisler  
Harry Loveland  
Brain & Kristen Mossor  
Raymond Placon  
Tim & Sue Reardon  
Stuart Speedie.  
Alan Weitz

## **Introduction:**

Jim Roser introduced himself, the other Board Of Directors, Keith Sauter, Mike Gilbert, Laura Barnard, and Celia Brickerd.

Management Company – Patrick Kane owner/broker of Coldwell Banker Deep Creek Realty was introduced along with Kristy Hook Property Manager. Patrick will be overseeing the contract and affirmed his commitment to ensure that the HOA receives the best possible service and Kristy Hook will remain the day to day contact for Property Management. Owners were encouraged to direct their concerns/questions to Property Management.

Coldwell Banker Deep Creek Realty Office: 301-387-5303

Patrick Kane: [patrick.kane@coldwellbanker.com](mailto:patrick.kane@coldwellbanker.com) 240-321-3090

Kristy Hook: [kristy@deepcreekrealty.com](mailto:kristy@deepcreekrealty.com)

**Financial Report and presentation of budget** – Laura Barnard presented the financial report and proposed 2016/17 budget (attached).

## **Old Business**

**Projects List** (see attached) – Jim presented the prioritized Projects List to the membership and asked owners if there were any projects they would like added to the list. Bill Algeo reminded the BOD the sealing of cracks in the roadways should come from the General Account and not the Roads Account. The following Projects were added to the Projects List and Property Management will solicit bids.

- Sand for Sandbox
- Swimming Platform
- Replace the light sensor with a timer at Entrance Sign

**Registration of Association Documents** – Jim reported the “2005 Dock Policy”, the “2008 Architectural Review and Request for Approval” and the documentation for the change from Paradise Point to Paradise Ridge has been recorded with the County. Kristy reported the By-Laws have never been recorded and she contacted Liz from Craig Ingram’s office for advice on how to proceed with registering the approved Updates to the By-Laws since the original By-Laws were never signed by the developer.

**Architectural/Pride Committee** – Jim reported the BOD has made 2 attempts to form an Architectural Committee with no success and will not be pursuing it further at this time. Linda Donnelly made a comment that there was a good Arc Committee in place last year but the proper procedures weren’t being followed and the BOD was approving arch request before they got to the committee. Ali Mohdjer reported there was never any success in forming an Arc Committee in the past.

**Icy Conditions clause** – Jim reported there is a clause in the 2016/17 snow removal contract that allows Ken to gravel the hill when icy conditions occur and the snow accumulation is less than 4”.

**Docks** – Jim reported that the dock installation was completed on May 27<sup>th</sup> and Bill's Marine repaired the damage to the Lake Access area at no cost to the Association. Bill's Marine reported approximately 9 floats need to be replaced and quoted a price of \$3000. An owner recommended we look into the cost of purchasing the floats and installing them ourselves to save money. Kristy will get estimates for purchasing the floats and solicit bids from other vendors to do the dock installation and removal. Boat Tags and Canoe Stickers were purchased for the purpose of identifying docks and canoes owners. They were disbursed at the meeting. Owners not present should contact Kristy. The BOD asked owners who are interested in renting their dock to contact Bill Algeo at 412-298-8837 or email Celia Brickerd at [celiabrickerd@gmail.com](mailto:celiabrickerd@gmail.com).

## **New Business**

**Engineering survey of Community roads to develop long-range repair/replacement strategy**– Mike Gilbert reported that to pave the roads in the association the cost would be a minimum of \$424,000. Mike encouraged owners to leave the grass along the roadways 3-5 inches high to keep erosion down.

**Association website** – Jim reported that the BOD approved Chris Dunavent to build a website for the HOA that will contain information about the HOA that can be viewed by the public as well as a log in page for owners access. A skeleton demo of the new association website was presented to the membership and can be viewed at <http://paradiseridgehoa.com>.

**Update to By-Laws**– Jim presented the Updates to the Bylaws (attached). Ali Mohdjer recommended the BOD add confirmed receipt for emailing voting.

**Approval of 2016/2017 Budget** - The 2016-2017 Budget (attached) was presented. Laura reported the major changes were increases in management fees, lawn care and plowing. Tom Feehan motioned to accept the 2016/2017 budget as submitted, Ali Mohdjer seconded, and the motion was unanimously carried. Kristy reported that Scott Robinson made a motion to remove Debbie Feaster from the bank accounts and add Patrick Kane, Sharyl Coresto seconded, and the motion was unanimously carried.

**Community Appearance**- Jim reported that there are some lots in the Association that do not meet the community standards. The BOD is looking to revise the 2008 Arch document to include a list of things the Management Company will be looking for when doing inspections. One owner reported they lost the view they had when they purchased their lot due to overgrown trees on other lots and asked if there is something in the Bylaws or Declarations about blocking your neighbors view. Jim reported that the Covenants & Restrictions do specify that a lot owner is not allowed to let block a neighbors view; however it is not legally enforceable. The BOD encouraged owners whose owners who's view has been obstructed to try reaching out to the owner of the trees that are blocking their view.

**Election of BOD Members** - Jim asked for nominations from the floor .Ballots were counted and Jim Roser, Michael Gilbert, Laura Barnard, Keith Sauter and Celia Brickerd were re -elected as Board of Directors.

## **Addendum**

**Election of Officers** - At the BOD meeting subsequent to the general meeting, the following officers were elected: Jim Roser- President, Michael Gilbert- Vice President, Laura Barnard – Treasurer, Keith Sauter – Secretary, Celia Brickerd – Member at Large