

Paradise Ridge Homeowners Association
May 23, 2015 @ 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
Mike & Lin Gilbert
Keith Sauter
Pam Barnard
Scott & Laura Robinson
Chris Dunavent
Katie Heisler
Bryan Helmstetter
Rick & Kristen Hylton
Linda Kelly & John Chubb
Elaine King
Scott Lantz
Mark Lantz
Joe Muller
Mark Schmittle
Wayne Stuckey
Donald Vierling
Alan Weitz

Owners Present by Proxy:

Al Brewer
Dennis Brosan
Diane Cantella
John Cecil,
Tony Furio
Edward Garrant
Michael Gonce
Hans Lange
Vincent Likar
Sue Lowery
Alireza Mohadjer
Raymond Placon
Stuart Speedie.

Introduction:

Jim Roser introduced himself, the other Board Of Directors, Keith Sauter, Mike Gilbert, Laura Barnard, and the Tripco Property Management team Stacy Bowser, and Kristy Hook.

Financial Reports:

Laura Barnard presented the financial report (attached). She explained that with the transition to the management report also brought the transition to the formal financial reports. Laura reminded all owners that Paradise Ridge's operates off the July – June fiscal year. There was a question brought to the table about dues and the 5% increase. Jim Roser reported that the maximum amount that Paradise Ridge could increase their dues would be 5% per year, however there was no anticipated increase in the 2016/2017 dues. He added that Paradise Ridge has always tried to budget \$10,000.00 to be transferred in to the Road Reserves and we intend to keep that commitment this year. Laura explained that line item 6500 Transfer to Reserve Is the amount that will be transferred from the General Operating Fund to the Road Reserve.

Old Business:

Roads

Michael Gilbert reported that speed bumps have been added to Paradise Ridge, and the culverts have been maintained. He added that the BOD will be evaluating the roads and rating them. At the current time the Paradise Ridge road are in good shape.

There was discussion regarding the safety on the roads at the top of the association. The Board agreed that they would review the matter and look at options on how to make the roads safer. The BOD will also look at re-graveling the Lake Access Road and/or paving the first 20 feet of the road.

Audit of the Books

Laura reported that the financial books have been audited. She was involved in the process and can reassure the owners that all pertinent numbers were reviewed and selected vendors were contacted to verify that payments were made. Laura gave a special thank you to Maureen Furio for all of her help in the process.

Mulching in Picnic Area

Keith Sauter reported that the sandbox has been repaired and he will research why the mulching, has not been completed. Owner's present shared their concern regarding the lake road needing re-stoned. The BOD will be reviewing their concerns.

Additional Pavilion at Lake Access

Keith Sauter explained the BOD has asked Ken Niner to give an estimate on a new pavilion that is similar to the existing pavilion. The pavilion should be completed by mid-summer, and it will be placed between the existing pavilions. Jim Roser added that the Board would like to have a ribbon cutting ceremony for the new pavilion on Labor Day weekend. More information will be passed along to owners regarding this event.

Cable Box Removal

Michael Gilbert reported that all cable boxes have been checked and if they were not working they were removed. During this process Shentel and Verizon found damages to their boxes that was done by Comcast. The three companies will work out the responsibilities of the damages among themselves.

Grass Mowing

Jim Roser reported that Paradise Ridge has always asked owners of vacant lots to have the grass cut by Memorial Day weekend. Due to the weather all owners of vacant lots are asked to have their lawns cut by June 15th 2015. There was a brief discussion on the decrease of the milkweed and how Paradise Ridge can help in preserving the milkweed. One owner reported that she has been planting milkweed so that the Monarch butterflies can continue. Owners present also discussed the mowing of the lakeside and having it completed once a week due to the rapid growth. should be done once a week for the time being because of the grass growing at such a rapid rate. Jim Roser will be contacting Rick Gray, our landscape contractor..

Docks

Jim Roser reported that he sent an email asking if dock owners felt the need for a separate meeting and received no responses. If any owner has any concerns the BOD is asking that they be contacted. Jim also presented the idea of Paradise Ridge having medallions made for the purpose of identifying docks and canoes. Jim disbursed the canoe numbers at the meeting and if any owners not present need their number please contact Jim. There were questions about being able to identify renter's boats. Keith Sauter asked that if any owner who is renting and the renter is bringing a boat to please notify the BOD by email. The board feels that this would help in contacting boat owners of any issues.

Architectural Guidelines

Jim presented the proposed Architectural Guidelines (which were previously forwarded). The current Architectural Committee consists of Linda Gilbert, Ryan Mulderig, and Nina Kelley. Jim reported that if an owner would like to make any alterations please fill out the "Building Guidelines and Request for Approval" form attached and submit it to Tripco Property Management for the first review. Tripco will then submit the form to the Architectural Committee for their review and finally to the BOD.

There was concern brought to the table regarding the governing documents and the changes. Jim Roser reported that the 2008 document is very specific to what needs done. The BOD will check to determine the status of the 2008 architectural document. The BOD reported that their goal is to make sure that the covenants are fairly enforced.. Laura Bernard added that if any owner needs a copy of any of the Paradise Ridge documents to please contact Tripco. Jim stated that Tripco does a periodic check of the community and reports any issues to the BOD. Owners shared their concern for the BOD time frame of answering owner's questions/concerns. Jim Roser responded that the BOD will do their best to respond as soon as possible however if any owner needs a response quickly to please make note of that fact when they forward the report to TRIPCO.

New Business

Engineering Survey of Community Roads

Michael Gilbert reported that the association has to be careful when removing items from the ditch line because it can create future issues. Owner would like to see if the county will place a

sign for hidden entrance to the Lake Access Road.

Emergency Parking Areas

Keith reported that the Board has discussed the addition of an emergency parking area by Laurel Court or the mail center. The Board would like to accommodate owners on this matter because it's also a safety concern. After discussion on snow removal the owners agreed that Ken Niner does an excellent job; however there still may be some concerns that arise. The BOD will consider the inclusion of an "icy conditions" clause in the snow removal contract for 2015-2016.

Threshold for Bid Submission

Jim Roser reported that the BOD will solicit bids for any job that is over \$5,000. In addition, for other services the BOD will assess the need to solicit multiple bids

Formation of Finance Committee

Jim reported the formation of the Finance Committee is to be transparent to the owners. If anyone is interested in serving on the committee please contact Laura.

Other Business

Owners were reminded that everyone remember to keep pets on a leash and clean up after them. The BOD asked Tripco Property Management to talk with rental agencies to ensure that renters follow these guidelines.

Approval of 2015/2016 Budget

The 2015-2016 budget (attached) was presented and a few questions were asked. One owner asked about the amount budgeted for road repairs and if that would be sufficient. The Board responded that they are looking at the drainage issue by the main entrance. One owner questioned the difference of the cost in management fees from the 2014-2015 year to the 2015-2016 year. Jim explained that for the 2014-2015 fiscal year the management fees were for a partial year. One owner asked the term of the management contract and Jim responded that it is a three-year contract. Jim reminded owners to keep in mind that line items 6500 Transfer to Reserve Account is the amount for the Road Reserve. Scott Robinson motioned to accept the 2015/2016 budget as submitted, Alan Weitz seconded, and the motion was unanimously carried.

Presentation of Appreciation

Jim Roser thanked Al and Pat Brewer for their years of service to Paradise Ridge. Jim reported that Al and Pat will receive a certificate and \$200 in gift cards to a few restaurants in the area.

Election of Officers

Ballots were counted and Jim Roser, Michael Gilbert, Laura Barnard, and Keith Sauter were elected as Board of Directors.

The meeting adjourned at 10:30 a.m.