

Ridgeview at Sweetwater Hills Homeowner's Association, Inc.
General Member Information Meeting
Henderson County Library, Kaplan Auditorium

November 1, 2017

A member information meeting by the Board of Directors of the Ridgeview Homeowners Association with HOA Members was held on November 1, 2017 in the Kaplan Auditorium at the Henderson County Library in Hendersonville, NC. The meeting was called to order at 6:00 p.m. by the president, Don Marcotte.

Attendance

Directors

Don Marcotte - President
Bob Coffey – Secretary
Jim Price – Treasurer
Hank Mountain

Members

Liz Agnello	Charles Bell
Steve Cisowski	John Dahl
Kevin Duane	Melisa Escobar
Dan Kincaid	Leslie Maier
Steve Maier	Mark Stickney
Gary Weinberg	Bob Wirt
Gina Wirt	Ilse Yanis

Treasurer's Report

Jim Price presented the Ridgeview 2017 Profit and Loss, Budget vs. Actual Statement, reviewed the line items and fielded questions from the members.

Status update on the gates – Melisa Escobar requested an update about the dysfunctional entry gates. Don Marcotte explained that tests had been conducted and parts had been replaced that appeared to correct the problem of the gates remaining opened. For a brief period they worked and then the issue reappeared. The current theory is that there could be a “rogue” remote control that opens the gates, which would not close until given the close command by the errant remote control. As a result, he had called for all members to submit their remote control serial numbers for checking. So far only eight had done so. The plan is to reprogram the remote controls to eliminate the one that is malfunctioning. Melissa said this problem had occurred previously, and recommended reprogramming the most recently issued gate operators first.

Proposed 2018 Budget

Jim explained that the proposed budget for next year includes a 30% increase in HOA dues from the current level of \$560 to \$720 per year. By doing so, the HOA would recoup the planned

expenditure of roughly \$77,000 for road repair and drainage improvements next year in about five years. That would allow the HOA to repave all the streets at that time if desired.

John Dahl asked about the proposed expense of roughly \$7,090 for hiring goats to remove underbrush along the creek side of the newly acquired River Park. He is opposed to any cost to maintain it. The goats could only be used every third year, so the average annual cost is about \$2300. The alternative would be to do nothing, and let the area revegetate. This is not consistent with the vision of the River Park Development Committee.

It was pointed out that the purpose of clearing the underbrush was to enable members to inspect the property and to propose ideas for improvement with amenities that all members could enjoy, such as a pavilion, picnic table, fire pit, etc. The neighboring subdivision, Heatherwood, has developed a very similar section of flood plain next to the French Broad River that the residents use frequently. Any construction in the floodway would require a licensed engineer to assure compliance with FEMA regulations to avoid impeding the flow of debris and causing a logjam during a flood. Therefore, further consideration of any such improvements is tabled until more information can be gathered about the feasibility and cost.

The Board will evaluate various options and then make recommendations for the members to approve before any project is initiated.

Melisa complained that she had not heard anything about the proposal to use goats before the meeting and said that such plans should be better communicated to the HOA. Most of the meeting had been spent on “goats or gates” comments and their respective priorities for expenditures. Jim Price pointed out that there is money in the draft budget for a gate study.

Bob Wirt then proposed that a study be conducted to develop options to enhance the functionality and reliability of the gates. Results would then be presented at a mid-year special membership meeting. Based on the options, the Board would propose to the members the required FY18 budget modifications necessary for final implementation. Membership would then be required to vote on the desired plan and the necessary budget modification. The Board assured the members that study completion and presentation to membership would be a top priority. The idea was accepted by the Board and members without further discussion.

Close Meeting – 7:50 PM

Next Board Meeting – Tuesday, November 7 at 131 Ridgeview Hill Drive at 7:00 PM

Respectfully submitted by:

Robert Coffey

Secretary