



## *Ridge in Review*

January, 2022

Dear Fellow Ridge Owners,

We wish you and your families a very Happy and Healthy New Year!

We are pleased to report that Sun Valley is inundated with epic snowfall, and we hope you all have a chance to experience it yourselves this season. What a wonderfully happy way to start the year!

The amount of snow provided a real test for our new snow removal vendors. Thanks to excellent visual reports from **David Lister, #60, Peter Gerry, #46**, and on-site participation by our management company, we were able to iron out a bit of a rough beginning, and now they are doing their job admirably. As I'm sure you understand, the transition has provided a number of challenges, but we are beginning to feel that operations are settling into a much smoother rhythm which allows us to turn our attention to other matters of importance.

Your Board hit the ground running during the holidays in anticipation of many great projects that we hope to move forward to continue the progress the Ridge has made in past years. We are currently addressing the following items:

- 1. Ridge Property Insurance:** Our insurance needs were put out to bid by **Tim Gardiner, Mather Capital**, and we found that Farmers Insurance was the only company willing to still accept our shake roofing, so our policy is in effect with Farmers for 2022. This means that the need for new roofing has become more critical.
- 2. Interviews and Bids for a Master Plan:** **Tim Gardiner, and Board Member Ed Altman** have spent a number of weeks obtaining and holding interviews with various architectural firms to find the most qualified and the best fit for bringing the Ridge property up to date. They have narrowed it down to Erstad Architects

of Boise, ID, and we will be meeting with them next week for exploratory discussions. Once we have enough information for a formal presentation, we will notify all homeowners for an informational Zoom meeting.

3. **The Overflow of Holiday Trash Throughout the Complex:** From doggie trash to our large dumpsters, we received reports from several residents, including **Mary Shimchick, #65 and Marie Chorlton, #05**, saying that excess trash was out of control due to holiday parties, lack of space in the trash building and people not recycling properly. A new approach to these issues is now being developed by Marie and **Board Member, Steve Rosenlund**. If anyone else would like to give their input, please contact Steve.
  
4. **Application for Interior Improvement Construction:** **Barbara Baer, #91**, has requested that an easier method be developed for educating homeowners about all the necessary requirements which must be met when considering interior improvements of individual units. **Board Member Ed Altman** has offered to draft a form which will be provided to all homeowners that will need to be filled out by the homeowner, and signed off by the Board prior to the start of any future interior construction. We hope this will prevent future surprises like the issues we currently have surrounding the improper removal of supporting posts and beams. Here is a quick reference list of requirements (incomplete):

An alteration request addressed to the Board;

- A set of plans;
  - Confirmation that there is no intrusion into any limited common areas.
  - An engineer's stamp on any structural changes;
  - Proposed dates of construction, including a start date and a completion date;
  - Proposed hours of construction;
  - Contractor's contact info;
  - Proof of insurance, stating per occurrence and aggregate limits, and designating The Ridge Condo Association and Mather Capital Corp as named additional insureds.
  - A dumpster plan for construction debris;
  - A construction material staging plan.
  - A copy of the required permits prior to the start of construction (may include plumbing, electrical, mechanical and building).
5. **Board Seat Vacancy:** At our last Annual membership meeting, one Board seat became vacant as a result of the recall vote requested by our owners. We have heard from a few members saying that they would like to see the seat filled immediately. This would require calling a Special membership meeting per our By-Laws below:

The Board does not have the power to appoint an interim director. Our By-Laws state “...any vacancy occurring on the Board of Directors whether by removal, resignation, cessation of Association membership (i.e. on sale of condominium), death, or otherwise shall remain open until filled at the next Annual or special

*meeting of the membership, and shall be filled by the candidate receiving a plurality of the votes of Members present and voting.”*

The provision also states that “A director elected to fill a vacancy on the Board of Directors shall hold office for the remainder of the unexpired term of the individual whose termination created the vacancy and until a successor is duly elected and qualified.” In this case, that will be until our elections in August, 2023.

The Board has given careful consideration to the timing and need to fill the position, and recommends that we wait until the August, 2022 Annual membership meeting for the following reasons:

- a. Assembling and publishing resumes, mailing times and notice requirements would likely result in a meeting near mid-April or even May. That would mean the elected director would serve approximately 3-4 months longer than if that candidate were elected at the 2022 Annual membership meeting in August. In addition, it would only result in that new director attending one or at most possibly two Board meetings prior to our Annual Membership Meeting, since our Board does not normally meet monthly, but rather every two or three months.
- b. It is often difficult to get a quorum for our regular Annual membership meeting, so the likelihood of getting a quorum at a Special membership meeting without needing to set up a telephone follow-up campaign to supplement our mailings is unlikely.
- c. The cost of a Special membership meeting would likely be approximately \$1,000.00, which would include the cost of preparing two mailings, and the tallying of votes for the new director. The tallying will be done by Mather Capital staff, so that we will not have to incur significant legal costs as we did for the last election.
- d. Our Board meetings are noticed and open to any members wishing to attend.
- e. The Board would encourage any owners interested in serving on the Board to attend Board meetings between now and the Annual membership meeting, and provide their input on issues being discussed by the Board.
- f. It is a time and capacity issue for both the Board and the management company, given the long list of responsibilities we have in 2022 to get the property ready for major projects. Incurring the time and cost of calling a Special membership meeting to achieve the limited benefit of one additional Board member for one or two Board meetings does not seem warranted.
- g. However, if after review of our thoughts, you disagree with our recommendation, the Board would encourage you to request the Special membership meeting in writing. Per our By-Laws, **“Special meetings of the Members may be called anytime by the Board of Directors or by**

**written request of one-fifth (1/5) of the voting power of all the Members..."**

We always welcome your input, and we will act upon it accordingly.

Sincerely,

Carla Marshall  
President