

**The Ridges Homeowners Association  
Minutes for April 8, 2020  
Board Meeting  
Virtual Meeting utilizing Microsoft Teams Software**

**Call to Order at 6:30 pm**

President Chris Holder called the virtual meeting to order. Those in virtual attendance and constituting a quorum were Chris Holder, Amy Freeman, Garrett Anderson, Bill Wax, and Jeff Hultgren. Jeff Wilson was absent. RHOA Property Manager Gloria Black from PJ Morgan was also present via the Microsoft Teams call.

**Approval of Minutes & Action Item Review**

March board minutes were approved. The March Action Item List was reviewed. Amy reported the shrubs the homeowner planted on RHOA property on Shadow Ridge Drive, near the intersection of 185<sup>th</sup> Circle are still there, although Paul Kenny has recommended the shrubs be removed as they will require ongoing maintenance. Paul referenced the shrubs at the four corners, which have become a maintenance issue as they have grown to full size. Gloria will again contact the homeowner to discuss removal of these shrubs. The Easter Egg Hunt scheduled for Saturday, April 11<sup>th</sup> was cancelled so the action item for signage, etc., was dismissed. Gloria reported she had contacted Shurlawn to renegotiate the tree proposal (they reduced their bid by \$1410 and offered a 2-year warranty) and to obtain a proposal to trim the trees around the West pool in Cherry Ridge. The proposal was reviewed and vote taken. The decision was to delay any action regarding trees until further in the year, when the Board can determine if dues payments are on track for 2020. Amy reminded the Board the Pool Committee has chosen Omaha Pools as the 2020 pool maintenance vendor. Gloria will update the website with pool vendor information as necessary. At this time, it is not known whether the pools will open at all or have a delayed opening as a result of the Covid-19 situation. Gloria suggested a new bank account be opened with Pinnacle Bank, as recommended from the Seim-Johnson audit (this prevents co-mingling of HOA funds in the PJ Morgan accounts, since they manage multiple HOA's). Gloria has contacted the patrol officers and emphasized to them to patrol the lake area and to remind anyone seen there to remove any trash as necessary. Gloria reported she has emailed the Cherry Ridge pools proposal to Jeff Hultgren, for budget purposes.

**Treasurer's Report**

Jeff Hultgren's provided the March 2020 Financial Review. Key observations were as follows:

- Total Revenue for the month was \$260K from homeowner dues payments.
- Total Expenses for the month were \$34K. Grounds Maintenance was \$28K over budget, but is a timing issue.
- Jeff noted current starting cash for March 2020 was \$75K and ending cash was \$300K, as a result of numerous dues payments.

**Property Manager's Report**

Grounds Log – Gloria reported she had received a homeowner complaint about trash/dog waste at the neighborhood playground, as well as a complaint regarding trash left at the neighborhood lake. She also reported that we have no information on who hit the monument sign that was damaged at the entrance off Pacific Street. Gloria has been unable to file a police report, but will do so as soon as possible.

Covenant Violation Log – Letters were sent to 17 homeowners regarding covenant violations; signage violations and holiday decorations still up were the primary violations.

Homes for Sale/Closings – No information was presented to the Board.

Communication Log – No items/issues were reviewed.



#### **Design Review Board (DRB) Log & Update**

Two requests were submitted to the DRB for approval in March 2020 and six requests have been submitted to date in April 2020 (primary projects are roof replacement and fence installations, along with exterior paint changes and deck replacements).

#### **Security Reports**

Four reports were reviewed along with Crimemapping data. On one occasion the security patrol observed an out of county vehicle with 3 occupants who were looking into cars – once the security patrol arrived the vehicle left the neighborhood. Additionally, the property manager contacted the security patrol to check a potentially abandoned car parked in the neighborhood – the Mayor's hotline was contacted. Two days later the security patrol noted the vehicle had been removed.

#### **Unfinished Business**

Jeff Hultgren reported he continues to work on a Capitalization Policy for items over \$25K and greater than one-year life (examples are playground equipment, sprinkler replacement project and a wide-spread landscaping plan).

#### **New Business**

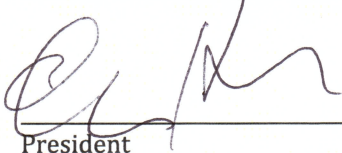
Justin Shanahan with Shadow Ridge Country Club contacted Chris asking if there is a mass email group that we could use to advise residents to stay off golf course property. Justin indicated recently the course is being inundated with Ridges residents utilizing the course to walk, bike, fish, etc., Justin also stated there has been an uptick in vandalism over the past two weeks. The Board discussed that we have put a message on the Ridges NextDoor page asking homeowners not to encroach on golf course property. We can put additional information in the summer newsletter (the spring newsletter has been cancelled due to lack of advertising funding). The Board discussed this issue but is not compelled to create to reach out to residents at this time or to create a master email list, together with SRCC.

#### **NEXT MEETING.**

The next Board meeting will be May 13<sup>th</sup> and likely will be another virtual meeting.

#### **Adjournment**

With no more business to come before those present, Motion carried to adjourn the meeting at 7:36 pm.

  
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President

5/14/2020  
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Date