

**The Ridges Homeowners Association, Inc.**  
**Board Meeting Minutes**  
**February 12, 2020**

**CALL TO ORDER**

The meeting was called to order at 6:34 p.m. by President Chris Holder. The meeting was held at the Shadow Ridge Country Club located at 1501 188<sup>th</sup> Plaza, Omaha, Nebraska 68130. Board members present were Chris Holder, Garrett Anderson, Jeff Wilson, and Bill Wax. Board members absent were Jeff Hultgren and Amy Freeman. Also present was Gloria Black from PJ Morgan Real Estate.

A quorum was established with four (4) members represented in person.

**APPROVAL OF MINUTES**

A Motion was duly made, seconded and unanimously carried to approve the January 8, 2020 Board Meeting Minutes as presented.

**ACTION ITEM REVIEW**

The January Action Item List was reviewed (attached to these Minutes): Garrett Anderson reported he provided Management and Jeff the Newsletter budget details. Management reported she had contacted two (2) holiday light installation vendors: Heroes Lighting and Brite Ideas for proposals for the 2020 Holiday lights. Management also took pictures of all entrances showing how each is set up during the holidays. Management also reported the Covenants Summary is in progress and will be available with all new homeowner packets. She also reported she has been in contact with All Trees and will start working on the tree replacements during spring season.

**TREASURER'S REPORT**

The Board reviewed the January Financial and inquired about the landscaping Maintenance, Lawn Care, Tree Care, and mailbox repairs line items. Management will report her findings to Chris via email. Bill Wax inquired if the newsletter income was being accounted for. Management will visit with Jeff to inquire discuss the miscellaneous income line item is also for newsletter income. With no more questions or comments, the January financial was accepted as presented.

**BIDS AND PROPOSALS**

None presented.

**CHERRY RIDGE POOLS**

Management reported in Amy's absence that pool maintenance proposals were received and reviewed. The committee is currently checking the references of each contractor and once completed will make a decision on a pool contractor.

**PROPERTY MANAGER'S REPORT**

Covenant Violation Log – Letters were sent to 30 homeowners for various covenant violations to include courtesy reminders to remove their holiday lights and decorations; Management also provided the sales of home report for the period of October 2019 through February 12<sup>th</sup> and noted 20 homes currently on the market, sold, or pending a sale.

**DESIGN REIEW BOARD (DRB) LOG & UPDATE**

Eight (8) DRB requests came in during January and February.

*CH*  
3/17/2020

### **SECURITY UPDATE**

Four (4) reports provided by the officers who perform drive-throughs of the community as well as the crime mapping report were reviewed by the Board. No major items noted.

### **SOCIAL EVENTS UPDATE**

The Board discussed the upcoming Easter Egg Hunt to be held April 11<sup>th</sup>, Movie in the Park in June, and the Ice Cream social in September. The Annual Meeting will also be held in June. The Board will order 500 or slightly more pre-packaged Easter eggs.

### **UNFINISHED BUSINESS**

The Board briefly discussed the need to move the Cherry Ridge sign to a new location since the Lot it currently sits on recently sold and the new buyer has submitted plans for new construction. No action required from the Board as the country club is the responsible party.

### **NEW BUSINESS**

Management is working on completing the Grant from the City of Omaha. The Board would like to focus on improving the community playground area. The deadline is March 23, 2020.

### **NEXT MEETING**

The next Board meeting will be March 11<sup>th</sup> at Shadow Ridge Country Club.

### **ADJOURNMENT**

With no more business to come before those present, a Motion was duly made, seconded and unanimously carried to adjourn the meeting at 7:40 p.m.

  
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Signed

3/17/2020  
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Dated