

**The Ridges Homeowners Association
Annual Homeowner Meeting
Minutes for July 21, 2021
Shadow Ridge Country Club**

Call to Order at 6:30 pm

President Chris Holder called the meeting to order and welcomed those present. Board members present included Garrett Anderson, Dustin Heng, Jeff Hultgren, Chris McDonald, Bill Wax and Amy Freeman. Jeff Wilson was absent. Beth Krolikowski and Cara Woosley, PJ Morgan property managers, were also present. Approximately 25 homeowners were in attendance.

President Chris Holder provided the following updates:

What Does Your HOA Do For You?

- Collecting bids from contractors and contracting for goods and services for the common areas or for neighborhood events
- Hiring and managing contractors for the association
- Budgeting for neighborhood repairs, maintenance, and reserve funds
- Preparing and maintaining financial statements
- Organizing and prioritizing maintenance and upkeep of the neighborhood

State of the Ridges

- Relative flatline HOA dues (only increased \$25 over past 9 years)
- Enhanced sprinkler system to more efficiently utilize water
- Gained approval from Omaha Plumbing Board to replace the well (planned for 2022 at a cost of approximately \$50K)
- Removed dead trees in common areas/Replanting trees (2021 project)
- Enhancing holiday lighting at the 4 main entrances
- Modernizing the voting process for electing the HOA Board of Directors

Treasurer's Report

Jeff Hultgren provided an overview of 2020 financials (posted on www.ridgeshoa.com) noting the following:

- Major categories and percentages of the total within the budget are Landscaping/Maintenance (35%); Water (21%); Sprinkler system (5%); Trees (5%)
- Total revenues collected from dues was \$383K; Total Expenses were \$394K, representing a 3% budget variance.
- Beginning cash position for 2020 was \$81,637.00 and ending cash position was \$70,218.00.

General Questions/Answers

- A homeowner inquired about oversight of Cherry Ridge pools – Amy Freeman explained a Pool Committee composed of 6 homeowners provides oversight for developing the annual budget, hiring a pool contractor, working with contractors to address maintenance issues with the East and West pools, setting the annual dues, planning for upcoming budgetary items (as the pools are both over 20 years old the Committee must plan for future repairs such as concrete repairs, new pool covers/liners, painting, etc.), purchasing new pool equipment/furniture as necessary. In 2020 the Committee selected Best Pools as the pool contractor to replace Platinum Pools – Best has done an excellent job maintaining both pools

- A homeowner inquired about the poor state of the roads (particularly around the speed bumps) on Center Ridge and Shadow Ridge Drive – Chris explained the streets are maintained by the City of Omaha and asked homeowners to contact the Mayor's Hotline to report these issues as the more calls received hopefully will result in improved maintenance of the roads
- A homeowner inquired as to what can be done to traffic issues resulting from homeowners putting construction materials in the roadway, which expanded to a general conversation about covenant violations in the neighborhood, including trash cans left in driveways, unkempt yards, contractor signage in yards, etc. – several members of the Board addressed noted the continued focus in upcoming newsletters to address these on-going issues/concerns. The bottom line is outside of on-going letters to homeowners the Board has little recourse with homeowners. It was noted the Design Review Board provides oversight for homeowner construction projects and works diligently to maintain the integrity and property values of the neighborhood. Again, outside of incurring expenses of attorney fees/court costs the DRB relies on homeowners providing the appropriate requests for review.
- A homeowner inquired about dead trees/replacement throughout the neighborhood – various members of the Board weighed in on this subject noting with the neighborhood now being over 25-year-old many trees are now dying. It was noted that many of the areas were over-planted when the neighborhood was developed. The Board has a project this summer/fall to replace over 25 trees in various locations. The Board also noted the ash trees in the neighborhood continue to be treated as necessary for the emerald ash borer.

Next Meeting:/Adjournment

The next Board meeting is scheduled for August 11th at Shadow Ridge Country Club.
Adjournment at 7:35 pm. Minutes submitted by Amy Freeman, RHOA Secretary