

**The Ridges Homeowners Association  
Annual Homeowner Meeting  
Minutes for July 26, 2023  
Shadow Ridge Country Club**

**Call to Order at 6:32 pm**

President Chris Holder called the meeting to order and welcomed those present. Board members present included Amy Freeman, Dustin Heng, Jeff Hultgren, Chris McDonald, Jeff Wilson, Debbie Lutton, and Todd Misselt. Adam Cockerill was absent. Cara Woosley, PJ Morgan property manager, was also present. 28 homeowners were represented. Board members introduced themselves, noting their respective number of terms on the RHOA Board of Directors and the number of years they have been Ridges residents.

President Chris Holder provided the following general updates regarding the state of the Ridges:

**Neighborhood Improvements and News**

- Tree trimming project has been completed; several trees are due to be removed as part of this project. Replacement of trees will be evaluated as a potential capital improvement project.
- Capital improvements at the playground have been identified as a future priority, including upgrading playground equipment, replacement of the rock with rubber mulch, and adding new play features as possible.
- Repair/mud-jacking of sidewalks at the park, installation of French drains, and power washing of park pavilions are underway.
- Bids are being obtained for repair of the Elk sculpture at the 192<sup>nd</sup> Street entrance as the sculpture was vandalized.
- Repair of the eroding bank at the fishing pond is currently being evaluated
- Completion of the well was realized to reduce the dependency on and cost of utilizing City water for irrigation of the neighborhood

**Treasurer's Report**

Jeff Hultgren provided an overview of YTD June 2023 financials noting the following:

- Total actual revenues collected from dues are \$437K YTD with planned collections of \$453K. The \$16K variance is a result of homeowners who are delinquent in paying dues. Jeff noted the process in place for addressing delinquencies, including placing liens on properties and initiating foreclosure on properties with delinquencies greater than 25 months.
- Total Expenses YTD are \$158K, approximately \$8K ahead of budget projections of \$165K. Jeff noted the major expense categories are Utilities, Grounds Upkeep/Repair, Administration, and Social expenses. It was noted that the new well should payoff within 2 years of installation as a result of water savings realized.
- Beginning cash position for 2023 was \$41K. Projected ending cash position is currently at \$91K.

Jeff reminded homeowners that all invoices are reviewed monthly. Additionally, an independent, external financial review is conducted annually by Seim-Johnson.

**General Questions/Answers**

- A homeowner voiced a complaint regarding the sprinkler system and occasional flooding between the Clubside area and the entrance at 192<sup>nd</sup>. McClellan Irrigation will be asked to research this issue.

- A homeowner inquired about the poor state of the roads (particularly around the speed bumps) on Center Ridge and Shadow Ridge Drive – Amy 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 voiced concern over broken limbs along the entrance to Cherry Ridge and the fact that the limbs were not removed for over two weeks. It was noted this should have been spotted during the weekly drives conducted by the Property Manager. This was an oversight. Homeowners were asked to contact PJ Morgan to report any issues such as these.
- A homeowner inquired as to what the Lawn Land & Beyond Contract included and Chris provided an overview of the duties of LL&B.
- A homeowner inquired about the status of the 180<sup>th</sup> Street widening project – it was discussed the project is to start in 2024 with completion in 2025.
- A homeowner voiced a complaint about a home in Shadow Ridge Estates that has been under construction remodeling for over two years with a port-a-potty and dumpster in the drive. This homeowner will be contacted by PJ Morgan.
- A homeowner issued a suggestion to try and negotiate a discount for homeowners from the tree company while they are doing work in the neighborhood – this will be researched.
- A homeowner requested crowdsource funding be utilized for the park project, specifically at the Ice Cream Social in September. The Board agreed to discuss this request further at the August Board meeting.

A general discussion was held regarding the fact that the RHOA covenants currently do not provide a way to financially penalize homeowners who are not maintaining their properties at a level consistent with other homes within the neighborhood. The process to modify the covenants is laborious – 75% of the 786 homeowners would have to approve any changes to the covenants. The Board has initiated a project to define a process for how this could potentially be done. More details to follow.

#### **Next Meeting:/Adjournment**

The next Board meeting is scheduled for August 9th at Shadow Ridge Country Club.

Adjournment at 7:45 pm.

Minutes submitted by Amy Freeman, RHOA Secretary