

**The Ridges Homeowners Association
Annual Homeowner Meeting
Minutes for June 15, 2022
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 Dustin Heng, Jeff Hultgren, Chris McDonald, Jeff Wilson. Amy Freeman, Bill Wax, and Garrett Anderson were absent. Beth Krolikowski, PJ Morgan property manager, was also present. The following homeowners were in attendance; Todd Misselt, Gary Sjostedt, Deb Lutton, Charles Langenberg, Mary Virginia Corkle, Marilyn and Steve Watson, John and Terri Wyzgoski, Robert Novak and Kathy Kirschner, Steve Dunning, Heather Clank, Anny Van Niekerk, Myia Swoboda, Cheryl Burger, Allen and Rachel Hartley, and Braden Zysset.

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

- Well Replacement is almost complete as the electrical is in the process of being hooked up.
- Tree replacement is currently being done annually. The Board is currently replacing 30-40 trees on an annual basis.
- Holiday lighting is being updated on an annual basis.
- Playground equipment is scheduled to be repaired to address safety concerns.

Treasurer's Report

Jeff Hultgren provided an overview of 2021 financials (posted on www.ridgeshoa.com) noting the following:

- Total budget revenues collected from dues was \$450K; Total Expenses were \$426K, reserves need to be built back up from the well replacement.
- The goal is to have \$100K in cash reserves.
- 2021 Expenses included \$150K for the lawn care, which the contractor has not increased rates. \$15-20K for sprinkler repairs, \$1k on snow removal. \$15k on mailboxes and sign repairs.

General Questions/Answers

- Snow removal locations; snow removal is completed on the common area sidewalks.
- Cherry Ridge expenses versus The Ridges. Cherry Ridge has a separate budget and their own dues as the two are separate financially.
- Playground repairs; A company was hired to come out and inspect the playground to determine safety concerns and issues and provide an estimate to make repairs. The repairs

are scheduled to be completed this summer.

- Street Repairs, speed bumps, pot holes are all under The City of Omaha. Homeowners are encouraged to report those to the City.
- 180th Street: The last correspondence was that the project was planned for 2024. The City of Omaha website does have a page that provides updates on the large projects and homeowners can get on an email notification list.
- Sidewalks: Sidewalks are each homeowners responsibility, if they are a common area sidewalk or if there is a question of who is responsible contact PJ Morgan.

Board of Directors/Election

President Chris Holder thanked the current Board members for their dedication and contribution to the Board of Directors. The following homeowners have volunteered to run for the Board of Directors:

Adam Cockerill
Amy Freeman
Dustin Heng
Chris Holder
Edward Hopkins
Jeff Hultgren
Debbie Lutton
Chris McDonald
Todd Misselt
Awad Qumseya
Jeff Wilson

The Candidates that were in attendance introduced themselves and provided a brief summary of why they would like to serve on the Board of Directors. Ballots were distributed, and votes were collected and tallied.

The following Candidates were announced as the Board of Directors: Adam Cockerill, Amy Freeman, Dustin Heng, Chris Holder, Jeff Hultgren, Debbie Lutton, Chris McDonald, Todd Misselt, and Jeff Wilson.

Adjournment

All were thanked for their attendance and the meeting was adjourned at 7:27 pm. Minutes submitted by Beth Krolikowski, PJ Morgan Real Estate.