

**The Ridges Homeowners Association
Minutes for April 12, 2023
Shadow Ridge Country Club**

Call to Order at 632 pm

Board President Chris Holder called the meeting to order. Board members present included Jeff Hultgren, Debbie Lutton, Chris McDonald, Todd Misselt and Jeff Wilson. Adam Cockerill, Amy Freeman and Dustin Heng were absent. Cara Woosley, PJ Morgan property manager was also present.

Approval of Minutes & Action Item Review

March Board Meeting Minutes were reviewed and approved. The March 2023 RHOA Action Item List was reviewed

Treasurer's Report

Jeff Hultgren presented the March 2023 Financial Review. The following was noted:

Income - \$102K

Expenses - \$28K

Ending Cash (March) - \$367K

Property Manager's Report

Admin – Property Management has checked into some tree grants for the neighborhood for replanting. A owner called about a neighbor that installed lattice over their fencing- Property Management will have a letter sent from the DRB regarding the unapproved lattice installation.

Grounds – One homeowner complained about the entrance at 180th street – dead and unkempt bushes and fountain not working. The Board discussed the decision several years ago to stop utilizing the fountain due to the expense of maintaining the fountain. The Board discussed the process for replacement of dead shrubs and plants at all the entrances. A homeowner in 181st Circle reported she has been waiting two years for a dead tree to be replaced. One homeowner reported a large branch down in the park.

Maintenance – Property Management shared feedback received from a homeowner concerning the fountain no longer working on 180th and the main entrances with dead landscaping that hasn't been removed.

Covenant Violation Log - Property Management reported letters were issued to 31 homeowners for violations in February/March 2023. Violations included visible trash cans, contractor and other signage, and dumpster in driveways. The Board discussed next steps for the unauthorized carport put up with DRB approval.

Homes for Sale/Closings – Information was presented by Property Management

Design Review Board (DRB) Log & Update

No current pending request.

Security Reports

The Board reviewed Crime Mapping data for March 10 thru April 11, 2023, noting there were no reports of crime within the Ridges for this time period.

Old Business

The Board discussed the next steps for the authorized carport installed.

New Business

A homeowner reached out to Property Management with concerns on the easter egg hunt sign placement being at the entrances and possibility attracting families from outside the neighborhood. The owner suggested placing the signs inside the neighborhood in the future.

The 2023 Ice Cream Social date was set for September, 10, 2023. Chris Holder will confirm with Dairy Chef on if they will be able to provide the ice cream sandwiches this year.

0

NEXT MEETING.

The next meeting is scheduled for May 10, 2023, at Shadow Ridge Country Club.

Adjournment at 7:45 pm. Minutes submitted by Cara Woosley, Property Management.