

**The Ridges Homeowners Association
Minutes for April 14, 2021
Board Meeting
Shadow Ridge Country Club**

Call to Order at 6:30 pm

Vice President Garrett Anderson called the meeting to order. Board members present included Dustin Heng, Jeff Hultgren, Jeff Wilson, Chris McDonald, Bill Wax and Amy Freeman. Cara Woosley and Beth Krolikowski, PJ Morgan property managers, were also present. Chris Holder, Board President joined the meeting in progress.

Approval of Minutes & Action Item Review

March 2021 board minutes were reviewed and approved as submitted. The March Action Item List was reviewed, noting the following items: 1) the Board discussed the Whelan lawncare proposal presented at the February meeting and unanimously agreed to continue with Lawn Land & Beyond, noting LL&B will need to submit a bid for 2022 later in the year; 2) the Board approved the formal proposal from Jensen Well, noting additional information needs to be obtained on the costs of electrical work and landscaping; 3) the Board approved a bid submitted by All Trees for planting additional trees at the entrance to Cherry Ridge to replace trees that have been removed; 4) Property Management updated the board regarding the phone service at the Cherry Ridge pools, noting at the end of the pool season in 2021 the phones can be turned off during the off-season and turned on again in 2022; 5) Property Management noted the General Ledger has been removed from Board packets as previously requested; 6) Property Management noted homeowners who are greater than 25 months delinquent on dues payments have been issued letter from the RHOA attorney regarding potential foreclosure procedures; 7) the Board discussed future expense projections for the Cherry Ridge pools, noting a decision will need to be made later in 2021 regarding a potential dues increase for 2022

Treasurer's Report

The Board reviewed March 2021 financials. Key observations were as follows:

- Total Revenue for the month was \$68K from homeowner dues payments, which is \$10K ahead of plan YTD 2021.
- Total Expenses for the month were \$12.5K, approximately \$2k below budget YTD, noting YTD snow savings offset some additional costs for mailbox repair.
- Beginning cash position for 2021 was \$70K and projected ending cash is \$86K.
- The Board reviewed March 2021 Cherry Ridge pool expenses, noting the West pool requires a new cover immediately and the East will require a new cover within the next couple of years. The Board reviewed a few other maintenance items regarding the pools, noting pool dues may need to be increased slightly in 2022.
- The Board reviewed the Homeowner Delinquency Report, noting 44 delinquent homeowners.

Property Manager's Report

Administration – The annual Garage Sale will be held May 7-9. Signs will be placed at the main entrances and info posted on the RHOA website.

Grounds – a homeowner at 1801 S. 186th Street received notice from the City of Omaha regarding the removal of a dead pine tree, located in the easement. The Board discussed and voted “no” on paying for the tree removal as it is the homeowner’s responsibility. The Board discussed removal of several small pine trees that have died at the entrance to Center Ridge. Chris Holder volunteered to examine the trees and remove them if possible, rather than paying All Trees to do so.

Maintenance Log – Several homeowner issues with mailboxes were reviewed. Amy Freeman volunteered to survey the neighborhood to determine the number and addresses of mailboxes that are severely leaning and will require repair in the near future.

Covenant Violation Log - Property Management noted numerous homeowners have been issued letters regarding violations with trashcans being visible from the street. This has been a common occurrence since the trash collection vendor was changed in the Fall.

Homes for Sale/Closings – Updated information was presented to the Board, noting 2 homes sold with an average sold price of \$177/square foot.

Communication Log – No items/issues were reviewed.

Design Review Board (DRB) Log & Update

Four homeowner approval requests were submitted to the DRB for approval in April, with all requests receiving approval to proceed.

Security Reports

The Board reviewed Crime Mapping data, noting 3 issues.

New Business

The Board reviewed a proposal by a homeowner to assist with mowing of the soccer fields but agreed to have LL&B continue to mow this area.

The Board reviewed an issue in South Ridge with overgrown lots, noting the City of Omaha ordinance requires the grass to be greater than 18” before the City will issue a citation. The RHOA covenants are vague on this issue, stating only that the area shouldn’t be an “eyesore”.

NEXT MEETING.

The next Board meeting is scheduled for May 12, 2021 at Shadow Ridge Country Club. Adjournment at 7:45 pm. Minutes submitted by Amy Freeman, RHOA Secretary