

**The Ridges Homeowners Association
Minutes for April 13, 2022
Shadow Ridge Country Club**

Call to Order at 6:32 pm

President Chris Holder called meeting to order. Board members present included Garrett Anderson, Dustin Heng, Chris McDonald, and Amy Freeman. Bill Wax, Jeff Hultgren, and Jeff Wilson were absent. Beth Krolkowski, PJ Morgan property manager was present. Homeowner Tyson Uptagraft was present as a guest.

Homeowner Presentation/Board Request

Tyson Uptagraft, homeowner at 2441 S. 182nd Circle, presented a request to the Board to allow the installation of solar panels on his home in South Ridge. He previously submitted a request to the Design Review Board and it was denied. The covenants currently state solar panels (for heating and cooling) are not allowed in the Ridges. Mr. Uptagraft indicated the panels he wishes to install will consist of 64 panels that will be utilized to generate power. They will be installed on the back side of his home and will not be visible from the front of his residence. His ultimate goal is to generate excess power to sell back to OPPD. Mr. Uptagraft reported the installation would cost \$138K, however he would receive a \$38K tax credit from the government and also would work with Everlight Solar so that he would have \$0 out of pocket installation expense. The Board discussed whether the wording in the Covenants accurately reflects current solar panels and how they are utilized. The DRB denied the initial request primarily due to the language in the Covenants. The Board agreed to contact the RHOA attorney to obtain a legal opinion on whether installation of these panels would violate the Covenants.

Approval of Minutes & Action Item Review

March 2022 board minutes were reviewed and approved with minor changes. The April Action Item List was reviewed, noting the following items: 1) the Cherry Ridge pool budget is being finalized; 2) additional estimates for replacement of the monkey bars at the playground will be presented next month; 3) the Easter Egg post cards and event was successfully held (Chris thanked Amy Freeman for her help in "hiding" the eggs); 4) Beth reported Appfolio cannot set parameters to automatically notify homeowners – the messages must be "pushed" out by the Property Managers.

Treasurer's Report

Jeff Hultgren was absent so financials for March were unavailable at the time of the Board meeting. The Board did review the homeowner delinquency list noting 74 homeowners are over 30 days delinquent in dues/interest payments. Letters have been sent to those homeowners. The Board also requested the Property Manager to email delinquent homeowners as well (if emails are available).

March Financials (provided following the meeting are as follows:

Income of \$81.6K from dues and special assessment

Expenses of \$14.7K

Beginning Cash of \$290.5K

Ending Cash of \$357K

Property Manager's Report

Administration – PJ Morgan has notified homeowner Ruskin of the concrete work that must be completed prior to the sale of their residence (this is work from a project previously approved by the DRB that was never completed). The RHOA has placed a lien on this property to ensure work is completed prior to the sale.

Grounds – Property Management notified LL&B of limbs that required removal in Crimson Ridge. Property Management also reported the street sign entering the park is broken and will require repair.

Maintenance Log – Property Management reported Ron & Tom's have been contacted for an estimate to repair a light fixture that had a stone fall off in Whispering Ridge. Also, a mailbox at 1319 S.185th Circle was

hit. Information was obtained from the person who hit the mailbox so we should have insurance coverage for repairs, which have also been requested from Ron & Tom's.

Covenant Violation Log - Property Management reported letters were issued to 18 homeowners for violations from mid-march thru April 12th. Most issues continue to be with contractor signage and trash cans visible on the exterior of the home, as well as trailers left parked outside the residences.

Homes for Sale/Closings – Property Management reported one home sale that is pending in the Real Estate report (1405 S. 185th Circle).

Communication Log – No items/issues were reviewed.

Design Review Board (DRB) Log & Update

Ten homeowners submitted requests, primarily for deck replacements, playset installation approval and fences around the residences/pools.

Security Reports

The Board reviewed Crime Mapping data for March 14, 2022 thru April 10, 2022, noting no items were reported in the RHOA area.

Unfinished Business

The installation of new well is in Progress by Jensen Well/McClellan Irrigation. The Board agreed an article should be written for the newsletters outlining all the work done on this project, as it was a substantial capital investment. The new well should be available to supply water this season, pending completion.

New Business

The Board discussed the Annual Homeowner meeting and scheduled the meeting for June 15, 2022, at the Shadow Ridge Country Club. Board member elections are to be held – prior to the May meeting Property Management will put out a request via the RHOA website, inquiring as to Ridges homeowners who are interested in running for the Board in the June election. The Board also briefly discussed how voting would be done (done via mail-in ballots in 2020) and tabled this discussion until the May meeting, at which time a decision will be made.

Social Events

The annual Ridges garage sale will be held Thursday-Saturday, May 5-7, 2022. This information will be posted on the web-site and postcards mailed to homeowners as well.

NEXT MEETING.

The next meeting is scheduled for May 11, 2022 at Shadow Ridge Country Club.

Adjournment at 7:58 pm. Minutes submitted by Amy Freeman, RHOA Secretary