

**The Ridges Homeowners Association  
Minutes for August 10, 2022  
Shadow Ridge Country Club**

**Call to Order at 6:35 pm**

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

**Approval of Minutes & Action Item Review**

July Board Meeting Minutes were reviewed and approved. The July RHOA ActionItem List was reviewed and the following items noted: 1) Previous attorney Scott Myerson was notified RHOA was ending their relationship with him; 2) Property Management reported the new RHOA attorney is Andrew Hollinsead with Liakes & Matukewicz, LLC; 3) New attorney Hollinsead provided an opinion on solar panels – as covenants say no panels the DRB can stand on that opinion or they can choose to override the covenants; 4) Chris Holder and Amy Freeman both reported they communicated with Paul Kenny at Lawn Land & Beyond on some of the negative feedback on flowers at the entrances/four corners. The broken sprinkler lines as a result of new home construction on Shadow Ridge Drive definitely negatively impacted the shrubs/flowers at the four corners. Temporary sprinkler lines have now been installed and the area is recovering; 5) Property Management reported foreclosure proceeding have begun on homeowner Clayton Adams as a result of delinquent dues; 6) Property Management indicated they reached out to previous board member Garrett Anderson to get an estimate on continued printing of the RHOA newsletter but did not receive a response – they will check with their internal marketing department to see if they can assist in printing; 7) Property Management reported on the issue with the phone at the Cherry Ridge pools – the new phone system suggested by new Pool Committee member Angel Hernandez was tested at Anchor Pointe subdivision but without success – the Cherry Ridge Pool Committee will discuss this further at their upcoming budget meeting later this fall; 8) Property Management indicated they have submitted on-line requests to the City of Omaha regarding removal of dead trees/shrubbery along 180<sup>th</sup> Street; 9) Property Management provided 2 bids to replace trees at the entrance to Cherry Ridge (Terry Hughes Tree Service and ShurLawn) – after brief discussion the Board approved the installation of two elm trees by Terry Hughes Tress Service; 10) Property Management reported they issued a letter to homeowner Campbell regarding covenant violations regarding the contractor trailer they continue to have parked in front of their residence; the City of Omaha was also contacted regarding this issue.

**Treasurer's Report**

Jeff Hultgren provided the July 2022 Financial Review via email on 9/5/22 noting the following:

Income - \$9K (YTD income is \$13K below budget)

Expenses - \$12K (Utilities \$6K favorable and Landscape/Main \$37K favorable – timing issues  
(YTD expenses are \$41K favorable thru July 2022))

Beginning Cash (July) - \$399K

Ending Cash (July) - \$357K

Beginning Cash (2022) - \$70K

Projected Year-Ending Cash (2022) - \$175K

The Board reviewed the homeowner delinquency list noting 31 homeowners that are over 30 days delinquent in dues/interest payments, totaling \$20K.

**Property Manager's Report**

Administration – PJ Morgan indicated final lien notices were sent to homeowners with outstanding balances on July 12, 2022.

Grounds – Property Management notified the Board of the following items: 1) the Fairway Ridge sign has been repaired; 2) Playground items to be repaired have not been completed – it was noted these items must be completed asap; 3) two homeowner mailbox issues were reviewed and repairs are in progress

Covenant Violation Log - Property Management reported letters were issued to 17 homeowners for violations from mid-July thru August 8th. Issues included trash can violations, contractor signage, two "for sale" signs, and overgrown yards/lots.

Homes for Sale/Closings – Property Management reported 1 residential active listing, 1 residential pending listing and 1 residential sold listing in the neighborhood.

Communication Log – No items/issues were reviewed.

#### **Design Review Board (DRB) Log & Update**

Five homeowners submitted requests July 13-August 8<sup>th</sup>. Two requests have been approved and 3 are still pending, awaiting additional information from the homeowners.

#### **Security Reports**

The Board reviewed Crime Mapping data for July 12- August 8, 2022, noting no new incidences reported in the immediate area.

#### **Old Business**

The Board reviewed the current homeowner foreclosure process which is put into process at 25 months of delinquent dues owed. This date was previously established based upon the attorney cost to process a foreclosure. Following a brief discussion, the Board agreed to continue with the current process.

The Board discussed the issues with the fountain not working in the pond – Property Management has reached out to the vendor to have this repaired asap.

The issues with the overgrown landscape along 180<sup>th</sup> Street continue to be a problem – it was reiterated that homeowners along this area need to be notified of their responsibility to maintain this area. PJ Morgan will contact homeowners as necessary.

Property Management reported OPPD has completed the electrical work to ensure the newly installed well is operational. The Board discussed the lack of realization of water savings for 2022 as planned due to the delays on this project.

#### **New Business**

The Board reviewed items for the annual Ice Cream Social to be held on Sunday, September 11, 2022, at the park. Chris Holder agreed to contact Dairy Chef to negotiate a deal for ice cream sandwiches for this event. Postcards for this event will be mailed out this week.

#### **NEXT MEETING.**

The next meeting is scheduled for September 14, 2022 at Shadow Ridge Country Club.

Adjournment at 7:45 pm. Minutes submitted by Amy Freeman, RHOA Secretary