

**The Ridges Homeowners Association  
Minutes for August 9, 2023  
Shadow Ridge Country Club**

**Call to Order at 630 pm**

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

**Approval of Minutes & Action Item Review**

June Board Meeting Minutes were reviewed and approved. July Annual Homeowner Meeting Minutes were reviewed and approved with minor changes. The June and July Action Item Lists were reviewed and the following items noted: 1) Bids for drainage improvements and concrete replacement at the Park were reviewed; 2) the damage to the statue at the entrance at 192<sup>nd</sup>/Shadow Ridge Drive has been repaired; 3) Chris Holder reported he was recruiting high school students to assist at the Ice Cream Social on September 10<sup>th</sup>; 4) Cara reported she had not contacted Justin Shanahan regarding the dead tree on SRCC property on Center Ridge Drive – she will contact him asap; 5) the issue of collecting donations at the Ice Cream Social was discussed (refer to New Business section); 6) Amy reported McClellan Irrigation had investigated the situation at the West pool and had identified the continual wet areas leading to the pool were not caused by any sprinkler leaks around the pool area – McClellan thinks the problem may be caused by a homeowner over-watering in the area; 7) Cara reported she had contacted the homeowner at 2429 S. 186<sup>th</sup> Street regarding the snow fencing they have installed in front of their iron fence – the homeowner does not want to remove the fencing as they say their pets will escape – the Board asked Cara to explain to the homeowner that they should try Invisible Fencing as they are violating the Covenants; 8) A letter was sent to homeowner McMahon regarding unapproved construction of garage expansion in Double Creek Estates – Dustin Heng volunteered to follow up with this homeowner; 9) Cara reported the canopies at the Park were power washed; however, this did not clean them as hoped; 10) Bids to replace the pea gravel at the Park with rubber mulch were received; 11) Cara reported Paul with LL&B will be attending the September meeting to discuss the concerns regarding neighborhood entrances, mulch and flowers; 12) Chris Holder reported on the erosion on one side of the Pond – LL&B will be contacted regarding the spraying of vegetation around the Pond.

**Treasurer's Report**

The July financial review was tabled until the September meeting as financials were unavailable due to the Treasurer's absence.

PJ Morgan provided the Homeowner Delinquency List as of August 8<sup>th</sup>. 22 homeowners are delinquent. Liens and foreclosure processes have been put in place as necessary. Additionally, 4 homeowners continue to be delinquent on dues for Cherry Ridge Pools – liens have been placed as necessary and pool fobs programmed to prohibit pool access.

## **Property Manager's Report**

Admin – Ice Cream Social postcards are scheduled to be mailed out the week of August 14<sup>th</sup>. Rental City, Porta-Potty and the Amazing Arthur have been confirmed.

Grounds – LL& B was contacted regarding weeds and trash at the entrances off 180<sup>th</sup> at Center Ridge and Shadow Ridge Drive. LL&B was also asked to address weeds around the trees in the park and in several landscaping endcaps; A letter was sent to the homeowner at 18419 Poppleton regarding their improper adjustments to the HOA irrigation system.

Maintenance – The Board discussed the necessary concrete repairs at the park and the buckling sidewalk on Shadow Ridge Drive, the power washing project at the park, the drainage issues at the park, and the erosion at the Pond.

Covenant Violation Log - Property Management reported letters were issued to 18 homeowners for violations in July/August 2023. Violations included visible trash cans, contractor and other signage, and dumpster in driveways.

Homes for Sale/Closings – Information was presented by Property Management indicating 2 properties sold, 2 properties pending and 2 properties active during April and early May. Price per square foot ranged from \$183 to \$391.

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

4 requests were submitted during late July and early August. 3 have been approved and 1 is awaiting additional info from the homeowner.

Cara provided a copy of Exterior Work Approval Procedure which was approved and will be posted on the web-site.

### **Security Reports**

The Board reviewed Crime Mapping data for July 12 thru August 8, 2023, noting there were no reports of crime within the Ridges for this time period.

### **Bid Review/Approval**

The Board reviewed 2 bids to improve drainage in the park – the LL&B bid of \$2315 was accepted.

The Board reviewed a bid from LL&B for clean-up around the neighborhood Ponds – bid review/approval was deferred to the September meeting, pending an assessment of financials.

Bids for removal of the pea gravel at the park and replacement with rubber mulch were reviewed. Vendors will be asked about the length of guarantees on this work. LL& B will be asked to submit a combo Park/Pond improvement bid. Final review/approval will be at the September meeting.

**Old Business**

The Board discussed the continued covenant violation by the homeowner at 18611 Gold Circle with the construction of a carport, that violated the Covenants. The Board verified the continued approval to move forward with a lawsuit against this homeowner.

The Board discussed the request from homeowners at the Annual Meeting requesting approval to conduct fundraising efforts for Park/Playground enhancements at the Ice Cream Social. Due to numerous legal ramifications the Board will not approve collecting donations at the Ice Cream Social – the homeowners will be contacted.

**New Business**

The Board discussed the potential project to amend the existing covenants. Initially, a letter will be sent to homeowners to judge the homeowner's willingness to move forward with this effort. Cara will provide a sample letter and Todd Misselt agreed to assist in composing a homeowner letter.

The Board decided to move the September meeting to September 6<sup>th</sup> – Cara will contact SRCC to obtain a meeting room.

**Next Meeting**

The next meeting is scheduled for September 6, 2023, at Shadow Ridge Country Club.

Adjournment at 8:08 pm. Minutes submitted by Amy Freeman, RHOA Secretary

**Executive Session**

The Board held a brief executive session, excusing Property Management to discuss internal Board issues.