

**The Ridges Homeowners Association
Minutes for December 8, 2021
Board Meeting
Shadow Ridge Country Club**

Call to Order at 6:28 pm

Vice President Garrett Anderson called the meeting to order. Board members present included Garrett Anderson, Dustin Heng, Jeff Hultgren, Jeff Wilson and Amy Freeman. Chris Holder, Bill Wax and Chris McDonald were absent. Beth Krolikowski, PJ Morgan property manager, was also present.

Approval of Minutes & Action Item Review

November 2021 board minutes were reviewed and approved with minor changes. The November Action Item List was reviewed, noting the following items: 1) The review of the AppFolio app used by PJ Morgan was tabled until the January 2022 meeting as Cara Woosley was not available to provide the review 2) Property Management followed-up with Elkhorn Lawn Care on approval of their 2021 Holiday lighting estimate and the addition of lighting at the entrance on Pinehurst; 3) Property Management provided the Board with an annual calendar, detailing the items that are bid on an annual basis; 4) Property Management provided the Board with a dues comparison for other comparable neighborhoods in the Omaha area – the Board reviewed the information; 6) Property Management contacted All Trees regarding the removal of branches near the sidewalk on Shadow Ridge Drive (behind 1433 S. 184th Circle) and noted the branches have been removed; 7) Board members briefly discussed capital project ideas for the 2022/2023 budgets.

Treasurer's Report

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

August 2021

- Total Revenue for the month was \$678 from homeowner dues payments; YTD dues collections are now slightly ahead of planned for 2021 YTD.
- Total Expenses for the month were \$36K, approximately \$7.5K over budget; YTD expenses are \$28K over budget; Jeff noted mailbox repair expenses represented \$10K of the budget variance. Additionally, the November MUD bill was \$15K over budget – Property Management was asked to check with MUD on this unexpected variance and report at the January 2022 meeting.
- Beginning cash position for 2021 was \$70K and projected ending cash is \$52K.
- The Board reviewed the Cherry Ridge Pool Budget noting annual revenues were as planned and annual expenses are currently \$7K under budget through November 2021. The ending cash position for November 2021 was \$21K.
- The Board reviewed the homeowner delinquency list, noting a total of \$8488 in delinquent dues and \$1700 in delinquent dues for Cherry Ridge Pools as of 12/7/2021. The Board discussed and agreed to publish delinquent homeowner addresses in the upcoming Winter RHOA newsletter.

Property Manager's Report

Administration – No items reported.

Grounds – Property Management reported they have been in contact with Elkhorn Lawn on a couple of occasions where holiday lighting is not working at various entrances. Elkhorn Lawn has resolved the issues, outside of one issue where some lighting was apparently stolen.

Maintenance Log – Property Management reported the mailbox at 1120 S. 185th Circle was hit – Tom & Ron's has been contacted to obtain an estimate to rebuild a new mailbox.

Covenant Violation Log - Property Management inadvertently omitted the violation log for November and early December from the Board packet – they will provide an updated log to the Board at the January meeting.

Homes for Sale/Closings – Property Management reported no pending or sold homes during the month. It was noted homes For Sale by Owner do not show up in the information provided to the Board as the info is pulled from the MLS.

Communication Log – No items/issues were reviewed.

Design Review Board (DRB) Log & Update

Three homeowners submitted requests regarding roof replacement, tree planning and exterior painting – all requests were approved as submitted. The Board was also apprised that the DRB has agreed that roofing materials that meet weight and lifetime maintenance standards will be approved, barring any materials that are a color that does not fit the neighborhood.

Security Reports

The Board reviewed Crime Mapping data for November 9 – December 6, 2021, noting no items were reported.

Old Business

Regarding liens filed on unpaid dues for lots owned by homeowner Kluver, Property Management noted Mr. Kluver's CPA has requested details on the actual lots. It is hoped this homeowner will pay the dues before the end of 2021, as the delay in payment has resulted in the lien filings.

New Business

The Board reviewed the 2022 budget, noting the capital expense of \$40-\$50K for construction of a new well in Spring of 2022. The Board also discussed the increase in the expenses related to maintenance of the subdivision. After discussion the Board approved a dues increase of \$50 per homeowner in 2022, as well as a one-time assessment of \$50 for the construction of the new well. Dues will be \$550 for 2022. Gated communities are included in the dues increases and assessments per the covenants.

The Board discussed a potential capital project to upgrade the playground and equipment in 2023 – more discussion to follow at meetings in 2022.

NEXT MEETING.

The next meeting is scheduled for January 12th at Shadow Ridge Country Club.

Adjournment at 7:20 pm. Minutes submitted by Amy Freeman, RHOA Secretary