

**The Ridges Homeowners Association  
Minutes for December 14, 2022  
Shadow Ridge Country Club**

**Call to Order at 632 pm**

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

**Approval of Minutes & Action Item Review**

November Board Meeting Minutes were reviewed and approved. The November RHOA Action Item List was reviewed and the following items noted: 1) the issue with homeowner Uptagraft's installation of solar panels on his home in South Ridge was reviewed. Adam Cockerill reported we could seek legal action however given Federal support for solar panels the RHOA is not likely to succeed in having the panels removed – the homeowner should be contacted regarding the fact he did not receive DRB approval of this project. The Board discussed that the DRB needs to develop policy/specs regarding future installation of solar panels (specifically the type of panel, color of panel to coordinate with the roofing, and location of the panels); 2) Property Management has requested copies of sprinkler keys to maintain a set at the PJ Morgan office; 3) Adam Cockerill reported he will be meeting with Justin Shanahan on December 16<sup>th</sup> regarding the sprinkler expenses incurred as a result of damage done during construction of Shanahan's new home. Per Adam, Shanahan has agreed to reimburse the RHOA for the \$3300 previously paid by the RHOA to McClellan Irrigation; The Board requested Adam send out an email to Board members following this meeting and timing on the reimbursement; 4) Property Management reported they are working on a plot map showing sprinkler locations throughout the subdivision to be utilized to obtain bids for 2023 sprinkler services – the map and bids will be presented at the January 2023 meeting; 5) Property Management reported they have contacted the homeowner at 1505 S. 181<sup>st</sup> Street regarding the concerns over the appearance of the home – the homeowner has agreed to complete improvements to the property, however this will likely be in Spring of 2023 due to current weather conditions; 6) Property Management presented data on comparative HOA dues in various Omaha neighborhoods, including Bellbrook, Anchor Pointe, Fire Ridge Estate, The Prairies, The Hamptons and Waterford. Data indicated the Ridges has the lowest annual dues; however, it was noted that several of the comparative neighborhoods were significantly newer developments than the Ridges.

**Treasurer's Report**

Jeff Hultgren presented the November 2022 Financial Review. The following was noted: Income - \$1.1K (YTD income is \$444K, approximately \$9K below plan)  
Expenses - \$50K (YTD Expenses are \$52K unfavorable as a result of additional sprinkler expense, December storm clean-up in January 2022 that was not budgeted, repair of sign at Fairway Ridge, well expense, legal expense, MUD bills)

Beginning Cash (November) - \$109K

Ending Cash (November) - \$60.5K  
Beginning Cash (2022) - \$70K  
Projected Year-Ending Cash (2022) - \$36K

The Delinquency List was not included in the Board packet – it will be reviewed at the January meeting.

### **Property Manager's Report**

Admin – Property Management has ordered a pump from Farmer's National to replace the pump in the pond near Gold Circle.

Grounds – The City of Omaha has contacted Property Management regarding issues with the boulder wall at Pinehurst/192<sup>nd</sup> Street. The City indicates the boulder wall is causing damage to the street lights as it is leaning on them. The Board discussed this and determined it appears the wall is not on RHOA property – Property Management will contact both the homeowner and the City as follow-up. Property Management presented a bid from LL&B for \$2100 for additional fall clean-up. The Board voted to deny this request given the current budget overages for 2022.

Maintenance – Holiday lighting at the entrance off 180<sup>th</sup>/Shadow Ridge Drive was not working on 12/13 – Langer Electric repaired the issue. Elkhorn Lawn was also asked to review the lighting they installed.

Covenant Violation Log - Property Management reported letters were issued to 26 homeowners for violations from November 15, 2022 thru December 9, 2022. Violations included visible trash cans, contractor and other signage, trailers parked in driveways, and the home in South Ridge that installed solar panels.

Homes for Sale/Closings – Information was presented by Property Management indicating 4 properties sold, 1 property pending and 1 property active during November and early December. Price per square foot ranged from \$192 to \$323.

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

No requests were submitted for November 2022.

### **Security Reports**

The Board reviewed Crime Mapping data for November 16, 2022 to December 13, 2022, noting there were no reports of crime within the Ridges for this time period.

### **Old Business**

No items were discussed.

### **New Business**

The Board discussed the 2023 RHOA budget and proposed homeowner dues and/or assessments. The Board has concerns regarding the continued increases in expenses to

maintain the neighborhood at the current level. There are currently 600 homeowners who pay full dues and 186 homeowners who pay reduced dues (primarily Whispering Hollow and Whispering Pines). In order to build the cash reserves (which have shrunk to a predicted low of \$35K at the end of 2022) and to continue to provide adequate services to homeowners for the common areas a decision was made to increase dues from \$550 to \$600 in 2023. Board member Todd Misselt volunteered to compose the homeowner letter, which will be reviewed by the entire Board prior to distribution in January 2023. Amy Freeman reported the Cherry Ridge Pool Committee met recently to review the 2023 budget and voted to approve dues of \$625 per home for 2023 - statements will be sent to homeowners in the first quarter of 2023.

**NEXT MEETING.**

The next meeting is scheduled for January 11, 2023 at Shadow Ridge Country Club.

Adjournment at 8:15 pm. Minutes submitted by Amy Freeman, RHOA Secretary