

**The Ridges Homeowners Association  
Minutes for December 13, 2023  
Shadow Ridge Country Club**

**Call to Order at 6:42 pm**

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

**Approval of Minutes & Action Item Review**

November Board Meeting Minutes were reviewed and approved. The November Action Item List was reviewed and the following items noted: 1) Matt McClellen w/ McClellen Irrigation was notified that all maintenance repairs or sprinkler replacements must be approved by the RHOA Treasurer prior to initiating any projects; 2) Plans have not been received by the homeowner at 18611 Gold Circle but are due by December 14<sup>th</sup> – if not received the lawsuit against this homeowner will proceed; 3) Prepare and present 2024 RHOA Budget (discussion to follow); 4) Communication was initiated with Cherry Ridge Pool Committee members to schedule a planning meeting early in 2024; 5) Provide a master outline of the tree removal/replacement project – included in Board packet; 6) Initiate discussion with homeowner McGonigal regarding a possible payment plan – this was done with no response from the homeowner.

**Treasurer's Report**

Jeff Hultgren presented the November 2023 Financial Review, noting the following: Total Income was \$3.3K. YTD Income is lagging budget by \$8K (homeowner dues delinquencies). Total Expenses were \$45K. YTD Expenses are \$51K over budget YTD, primarily due to overages in Utilities and Grounds/Upkeep/Repair. Jeff pointed out a high MUD bill and late LL&B bill that contributed to expense overages. 2023 Beginning Cash was \$41K. Projected 2023 Year End Cash is currently \$26K.

The Board reviewed the Homeowner Delinquency list. Currently 12 homeowners remain delinquent. The Board agreed to initiate foreclosure proceeding for homeowner McGonigal at 2015 S. 182<sup>nd</sup> Avenue Circle. Homeowner C. Adams at 1904 S. 183<sup>rd</sup> Circle requested a reduction of the amount delinquent from \$2754 to \$2400 and he agreed to handle attorney fees. The Board voted to deny the homeowner request.

The Board finalized the proposed 2024 Budget, noting with the continued increases in almost every category a dues increase will be necessary. It was proposed that homeowner dues be increased to \$700, noting the importance of explaining the reason for the increase in the letter to homeowners. Increased electrical expenses (up 23%) is included along with \$70.5K for water and \$30K for LL&B projects. The 2024 budget includes a projection of \$62K in cash reserves at end of 2024. The Board voted unanimously to approve the 2024 Budget and dues increase.

The Board noted the proposed 2024 Cherry Ridge Pool Budget will be finalized in early

2024 at the annual Pool Committee budget meeting. A dues increase is likely as a result of continued expense increases and maintenance items.

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

Admin Log – 1) Homeowner Adams agreed to pay delinquent dues, but requested a decrease in late fees owed (Board voted to deny reduction in amount owed)

Grounds Log – 1) three homeowner complaints were received regarding holiday lighting and subsequent requests for additional lighting. 2) Tree branches down at 4 corners were taken care of by LL&B.

Maintenance Log – 1) working with Bianco Electric on entrance sign to Cherry Ridge (off 180<sup>th</sup>), which is not working; 2) plan to relocate additional Cherry Ridge sign on Shadow Ridge Drive that was impacted by recent construction of new home.

Covenant Violations – 44 homeowners were contacted over the previous month for covenant violations. Primary violations were visible trash cans, contractor signage, and dumpsters in driveways. Other major covenant violations (listed below) were discussed by the Board.

- 1) 18611 Gold Circle – carport violation – plans are due to DRB by Dec. 14<sup>th</sup>
- 2) 1612 S 186<sup>th</sup> Circle – lattice installed over current fence – demand letter has been issued by the RHOA attorney.
- 3) 1313 S 184<sup>th</sup> Circle – dumpster/porta potty in driveway for over a year – Homeowner was asked to please complete project and remove within 60 days.
- 4) 2219 181<sup>st</sup> Circle – shed in backyard – the Board agreed to move forward with a potential lawsuit as the shed has not been removed.
- 5) 1505 S 181<sup>st</sup> Street – state of disrepair – demand letter has been issued by the RHOA attorney. No repairs or response from the homeowner has been noted.

Homes for Sale/Closings – Information was presented by Property Management indicating 1 property pending sale and 4 properties sold. Price per square foot for homes sold ranged between \$171 to \$218.

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

2 requests were submitted during since the November Board meeting, both of which were approved by the DRB.

1650 S. 186<sup>th</sup> Circle – Exterior painting  
2101 S. 191<sup>st</sup> Street – Rebuild of patio & firepit

### **Security Reports**

The Board reviewed Crime Mapping data for November 15-December 12, noting there were no reports of crime within the Ridges.

**Invoice/Bid Review/Approval**

The Board reviewed invoices from LL&B and McClellan Irrigation, both of which were approved.

The Board reviewed a proposal from Monster Tree Service of Omaha for trimming/removal of trees in the neighborhood. 29 trees are included in the proposal, scheduled for removal with stump grinding at a cost of \$26K. An estimated \$8500 is needed for tree trimming. Monster Tree has agreed to delay billing for any work performed in 2023 to 2024, payable in 4 payments. The Board voted to accept this proposal.

**New Business**

The Board reviewed several options for enhancement/replacement of the current playground located off Center Ridge Drive. The Board was in favor of the Boardwalk Place Playground system presented at a cost of \$54K. The Board also reviewed the cost of commercial picnic tables, ranging between \$999-\$1179 each. The Board discussed the funding for this capital project, noting homeowner donations may be possible to assist in funding. More discussion to follow at a future meeting.

**Next Meeting**

The next meeting is scheduled for January 10, 2024, at Shadow Ridge Country Club.

Adjournment at 8:09 pm. Minutes submitted by Amy Freeman, RHOA Secretary