

**The Ridges Homeowners Association  
Minutes for February 9, 2022  
Board Meeting**

**Call to Order at 6:29 pm**

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

**Approval of Minutes & Action Item Review**

January 2022 board minutes were reviewed and approved. The January Action Item List was reviewed, noting the following items: 1) Mayor's hotline contacted to report potholes and speedbumps, Board members are encouraged to report, PJ Morgan continues to report as well; 2) The monkey bars on the playground, Beth has found that companies will not work or make repairs on playground equipment installed by other companies. Cara has found a company in Kansas, that is looking to come up and provide an estimate ; 3) The maintenance log was emailed out to the Board members as it was omitted in the January report; 4) the bill for the pool cover for the West pool has been paid; 5) The South Pointe Pine entrance sign lights are not working, the electrician is working to trace back the power source; 6) estimate for the Fairway Ridge sign that was damage is included in the meeting packet, Beth will follow up with the Police Department to see if they were able to identify the party that caused the damage and send an email blast to the Fairway Ridge residents to provide an update. 7) Easter Egg Hunt items were sent to Amy; 8) Matt McClellan was contacted regarding the well installation – still on track for Spring 2022, Beth will follow up to confirm an exact date.

**Treasurer's Report**

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

**January 2021**

- Total Revenue for the month was \$175K from homeowner dues.
- Total Expenses for the month were \$16K
- Beginning cash position for 2021 was \$70K and projected ending cash for 2022 is \$70K.
- Delinquent accounts reviewed , attorney will be sending notice of foreclosure on one account that is over 2 years delinquent.

**Property Manager's Report**

Administration – No items reported.

Grounds – Property Management presented an estimate from Dolphens Signs for replacement of the Fairway Ridge sign in the amount of \$12,117.75. The Board reviewed the estimate and determined to have Beth follow up with the Police Department to see if they have identified the responsible party.

Maintenance Log – No items reported.

Covenant Violation Log - Property Management reported letters were issued to 22 homeowners for violations in January 2022. Most issues continue to be with contractor signage and trash cans visible on the exterior of the home.

Homes for Sale/Closings – Property Management reported three home sales and one pending in the last 30 days in the Real Estate report.

Communication Log – No items/issues were reviewed.

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

Four homeowners submitted requests regarding deck replacement, siding, tree removal and playset

installation. All requests were approved.

### **Security Reports**

The Board reviewed Crime Mapping data January 11, 2022 thru February 7, 2022, noting no items were reported in the RHOA area.

### **Social Events**

The Easter Egg Hunt is coming up, Amy is working on the details.

### **New Business**

The Farmers National Contract was discussed in relation to the pond management and what recommendations and services they offer. Chris Holder would like to discuss with the provider, Beth will send Chris the contact information.

The Board discussed additional future maintenance items that they would like to see completed or addressed in the future; Playground equipment update, security cameras at entrances, updating the signage at South Pointe Pine entrance, 180<sup>th</sup> Street tree replacement, options for adding tennis courts, basketball courts or other amenities, tree replacement.

### **NEXT MEETING.**

The next meeting is scheduled for March 9, 2022 at Shadow Ridge Country Club.

Adjournment at 7:06 pm. Minutes submitted by Beth Krolikowski, PJ Morgan.