

**The Ridges Homeowners Association
Minutes for January 11, 2023
Shadow Ridge Country Club**

Call to Order at 630 pm

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

Approval of Minutes & Action Item Review

December Board Meeting Minutes were reviewed and approved. The December RHOA Action Item List was reviewed and the following items noted: 1) issue a letter to homeowner Uptagraft re: RHOA covenant violation re: installation of solar panels without DRB approval-action item tabled until Adam could discuss with the Board 2) Email Board following meeting with J. Shanahan regarding reimbursement on sprinkler expenses/timing of reimbursement-tabled until Adam could discuss with the Board 3) Continue to monitor situation on home repairs at 1505 S 181st Street (likely Spring 2023) 4) Notify City of Omaha that wall at Pinehurst/192nd that is compromising street light is not on HOA Property 5) Notify LL&B that Board denied the request for \$2100 for fall cleanup activities due to budget constraints 6) Compose RHOA Newsletter to be issue in January 7)Issue a letter to homeowners in January to advise that 2023 RHOA dues are \$600/Board Member T. Misselt to compose letter and email to Board for review 8)Issue a letter to homeowner at 18611 Gold Circle informing them newly constructed carport was not approved by the DRB, and is also not allowed per the RHOA covenants 9)Provide Board with a plot plan of all RHOA sprinklers along with bids for sprinkler maintenance for 2023

Treasurer's Report

Jeff Hultgren presented the December 2022 Financial Review. The following was noted:
Income – 459k

Expenses - \$488k Net Operating Loss at \$29,021.78 as a result of the installation of the new well and unexpected sprinkler expenses

Beginning Cash (December) - \$58K

Ending Cash (December) - \$41K

Property Manager's Report

Admin – Property Management sent the annual statements and letter to the printer to be mailed out to homeowners.

Grounds – Property Management followed up with the City of Omaha to notify that the boulder wall on the corner of 192nd does not belong to Ridges HOA. Property Management followed up with Elkhorn Lawn to get an ETA of when the Holiday Lighting will be removed from the entrances.

Maintenance – Mailbox is falling off and needs repaired at 1635 S 189th Street, Mailbox was hit by a car and full replacement of the box is needed at 1728 S 181st Street. The City of Omaha was contacted about the graffiti sprayed on the speed bump stop sign and sidewalk to the golf course.

Covenant Violation Log - Property Management reported letters were issued to 19 homeowners for violations from December 15, 2022 thru January 9, 2023. Violations included visible trash cans, carport, 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 2 properties sold, 0 property pending and 1 property active during December and early January. Price per square foot ranged from \$192 to \$323.

Design Review Board (DRB) Log & Update

No requests were submitted for December 2022.

Security Reports

The Board reviewed Crime Mapping data for December 16, 2022 to January 10, 2023, noting there were no reports of crime within the Ridges for this time period.

Old Business

No items were discussed.

New Business

No items were discussed.

NEXT MEETING.

The next meeting is scheduled for February 15, 2023 at Shadow Ridge Country Club.

Adjournment at 7:14 pm. Minutes submitted by Cara Woosley, PJ Morgan Real Estate