

**The Ridges Homeowners Association
Minutes for January 13, 2021
Board Meeting
Shadow Ridge Country Club**

Call to Order at 6:28 pm

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

Guests

The Board welcomed Matt McClelland (McClelland Irrigation) as a guest to the meeting, along with Paul Kenny (Lawn Land & Beyond) via phone conference to discuss ongoing issues with heavy water usage during 2020 and to discuss any potential solutions to reduce water usage in 2021. Matt reported drought conditions in 2020 resulted in homeowner complaints and led to increased water usage, specifically identifying the area in the common area off Center Ridge Drive in South Ridge. Matt indicated two islands on Center Ridge Drive (near the calming circle) need to be separated so only the sprinklers needed to water the flowers can be run as needed. The capital cost to separate these two areas would be approximately \$3K; however, the savings in water usage should cover this cost during 2021. Paul Kenny reported on the amount of time necessary to water the annuals throughout the neighborhood and reported he and Matt would do a thorough check of all areas to determine which sprinklers could be eliminated, along with those that the time run could be reduced. Amy asked Paul if more drought resistant annuals could be planted and he noted he would do that in 2021. The Board is very concerned about water expenses and the fact it has continued to rise since transitioning to Omaha water in 2016. Matt reported he will follow up with Jensen Well to determine if there is any possibility the old well could be repaired/replaced, noting this would require approval from the City of Omaha. Matt will report back to the Board in February.

Approval of Minutes & Action Item Review

November 2020 board minutes were reviewed and approved as submitted. The November Action Item List was reviewed, noting the following items: Property Management reported they followed up with Lamb Property Management Company regarding the installation of Holiday Lighting at the two main entrances to Whispering Hollow, indicating the Board approved installation of lights at the homeowner's expense in Whispering Hollow, and in a similar style as of lighting at the main entrances to the neighborhood. Chris Holder reported on the responsibilities and relationship of the Design Review Board (DRB) with the RHOA Board, noting the members of the DRB are assigned by the RHOA Board. The DRB conducts independent reviews of homeowner requests and makes decisions independent of the RHOA Board as to approval/denial of requests. The RHOA Board can remove a member of the DRB Board as deemed necessary if that member is not upholding their responsibilities. Property Management indicated they now send all DRB approval requests as they are received (as opposed to once weekly) and also have created a shareable log for DRB members to access to view approval requests. Property Management also noted they contacted MUD to determine if there was a potential water leak as the October water bill was higher than average. MUD indicated the meter had been under reporting and the October bill was a catch-up. The action item to report costs to the Board of including a packet outlining covenants in the Spring 2021 newsletter was tabled until the February meeting.

Treasurer's Report

The Board reviewed December 2020 financials. Key observations were as follows:

- Total Revenue for the month was \$1.4K from homeowner dues payments. It was noted homeowner dues payments caught up to planned receipts YTD.
- Total Expenses for the month were \$30K and \$394K YTD. Utilities (specifically water usage) resulted in a \$14K budget overage YTD. Savings from cancelled social events, postage, and legal fees in 2020 offset increases in property management and security. Lower snow removal costs offset increases in lake and landscape costs for 2020.
- Starting cash (YTD) December 2020 was \$99K and ending cash was \$70K.
- The Board reviewed 2020 Cherry Ridge pool expenses, noting current cash on-hand is \$22K.

The Board reviewed the homeowner delinquency list, noting 10 homeowners are delinquent with a total of \$7.8K outstanding YTD.

Bids/Proposals

No items were reviewed.

Property Manager's Report

Administration, Grounds and Maintenance – Property Management noted the homeowner at 2221 S. 181st Circle has been contacted and informed the Board did not approve their request for waiver of late fees owed. Property Management also noted repairs were ordered for mailboxes damaged on Shadow Ridge drive during the recent snow storm. Additionally, the City of Omaha was contacted regarding complaints from homeowners regarding snow removal from streets. OPPD was contacted regarding a downed street light near the entrance of 180th/Center Ridge Drive. LL&B was contacted to remove branches on Center Ridge Drive

Covenant Violation Log – Beth noted several homeowners were issued letters in November/December 2020.

Homes for Sale/Closings – Updated information was presented to the Board. One home on 183rd Circle was reported as sold and six other locations were pending from December 2020/January 2021.

Communication Log – No items/issues were reviewed.

Design Review Board (DRB) Log & Update

Ten homeowner approval requests were submitted to the DRB for approval during November/December 2020, with primary requests being for roof/window replacement, decking, and fencing replacement.

Security Reports

The Board reviewed four security reports, along with Crime Mapping data. The Board discussed the ongoing annual cost of the weekend security patrols and whether the cost is warranted, given ongoing budget concerns. After discussion, the Board voted to discontinue the weekend patrols in 2020. General consensus was that most homeowners were unaware of the patrols and that homeowners would call 911 if there was a significant occurrence that required law enforcement. The Board will continue to monitor neighborhood crime statistics and can reinstate patrols at a later date if deemed necessary. The current patrol officers will be given 30-day notices that their services will no longer be needed after February 2021.

Unfinished Business

No items noted.

New Business

The Board, after discussion, voted to cancel the 2021 Easter Egg Hunt, in light of continued pandemic-related issues. The Ice Cream Social, scheduled for September 2021, will be revisited later in summer and a determination made regarding scheduling this event.

NEXT MEETING.

The next Board meeting is scheduled for February 10, 2021 at Shadow Ridge Country Club.

Adjournment at 8:07 pm. Minutes submitted by Amy Freeman, RHOA Secretary