

**The Ridges Homeowners Association
Minutes for January 12, 2022
Board Meeting/Zoom Call**

Call to Order at 6:32 pm

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

Approval of Minutes & Action Item Review

December 2021 board minutes were reviewed and approved with minor changes. The December Action Item List was reviewed, noting the following items: 1) The review of the AppFolio app used by PJ Morgan will be presented at tonight's meeting; 2) Beth noted MUD has credited the RHOA \$15K for the error on the bill in November 2021; 3) Gas/sewage has been disconnected for Cherry Ridge pools for the winter; 4) the bill for the pool cover for the West pool has been paid; 5) the list of homeowner's on payment plans for delinquent dues was emailed to the Board as requested; 6) the insurance company for the association was contacted regarding damages/stolen holiday lighting – a claim can be filed, less the \$1000 deductible; 7) the covenant violation list has been updated as it was incomplete in the previous Board packet; 8) the glass on Shadow Ridge Drive has been cleaned up as requested; 9) Homeowner Ruskin (Cherry Ridge) was contacted regarding their incomplete project (concrete removal) - the homeowner has indicated the project will be completed in the Spring; 10) Garrett Anderson reported information on damages to mailboxes will be included in the upcoming newsletter as requested by the Board; 11) the Mayor's hotline has been contacted regarding the issues with potholes/speedbumps in the neighborhood; 12) Matt McClellan was contacted regarding the well installation – still on track for Spring 2022.

Treasurer's Report

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

December 2021

- Total Revenue for the month was \$10K from homeowner dues; Jeff noted approximately \$9K in dues pre-payments for 2022 was included in the revenue.
- Total Expenses for the month were \$21K
- Beginning cash position for 2021 was \$70K and projected ending cash for 2022 is \$70K.

Property Manager's Report

Administration – No items reported.

Grounds – Property Management presented a bid from Lawn Land & Beyond to for clean-up of areas around ponds. After discussion, the Board voted to not move forward with this request.

Maintenance Log – Property Management provided a bid from Park Services LLC on replacement of the monkey bars at the park. The Board agreed to wait until additional bids are received before awarding the bid.

Covenant Violation Log - Property Management reported letters were issued to 17 homeowners for violations in December 2021. 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 one home sale that is pending in the Real Estate report.

Communication Log – No items/issues were reviewed.

Design Review Board (DRB) Log & Update

Four homeowners submitted requests regarding gutter/siding replacement, landscaping, lighting, and

installation of solar panels. With the exception of the solar panels the requests were approved as submitted. The Board expressed agreement with the DRB that solar panels are not desired or permitted.

Security Reports

The Board reviewed Crime Mapping data December 15, 2022 thru January 11, 2022, noting no items were reported in the RHOA area.

New Business

Cara Woosley review the new App Folio software that PJ Morgan has purchased and installed noting the following: 1) the app will allow email and text message blasts to homeowners; 2) the app will contain Board member packets and minutes for review; 3) the app will provide a way to look at each home to determine if any covenant violations exist as well as any liens on the property; 4) the app will house the complete list of Design Review Board applications and subsequent approvals/denials; 5) the app will provide payment reminders to homeowners and a portal for dues payments.

Discussion was held regarding how the App could be utilized for future Board elections – more research and discussion to follow next month on this issue.

Garrett Anderson reviewed the upcoming newsletter and minor changes were made at the Board's request.

NEXT MEETING.

The next meeting is scheduled for February 9th at Shadow Ridge Country Club.

Adjournment at 7:44 pm. Minutes submitted by Amy Freeman, RHOA Secretary