

**The Ridges Homeowners Association  
Minutes for January 10, 2024  
Shadow Ridge Country Club**

**Call to Order at 6:34 pm**

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

**Approval of Minutes & Action Item Review**

December Board Meeting Minutes were reviewed and approved with minor changes. The December Action Item List was reviewed and the following items noted: 1) the homeowner at 18611 Gold Circle submitted plans, excluding pictures of the garage doors, which have been requested. The lawsuit is proceeding; 2) A meeting with attorney Hollingshead and several board members has been scheduled for January 18<sup>th</sup> to review potential wording changes to the RHOA Covenants; 3) Homeowner McGonigal (2216 S. 182<sup>nd</sup> Avenue) has been served with foreclosure papers as a result of continued dues delinquencies; 4) Elkhorn Lawn has waived payment on one invoice for approximately \$300 regarding holiday lighting and lack of timely response in lighting repairs; 5) Bids were received for storage and installation of holiday lighting for 2024 from Elkhorn Lawn, Bingle, and Heroes Holiday Lighting; 6) Homeowners at 2219 S. 181<sup>st</sup> Circle were notified of a potential lawsuit regarding the shed in their backyard that is not allowed per RHOA Covenants – they have until January 15<sup>th</sup> to respond; 7) Homeowner Jackson on Shadow Ridge Drive was emailed regarding a construction project with no DRB approval – no response; 8) A proposal for upgrading the playground was obtained for Board review; 9) a letter was prepared to send out to homeowners with the 2024 dues request, and a generic budget included with the letter.

**Treasurer's Report**

Jeff Hultgren presented the December 2023 Financial Review, noting the following: Total Income was \$1.9K. YTD Income lagged budget by \$6K (homeowner dues delinquencies). Total Expenses were \$27K. YTD Expenses were \$52K over budget YTD, primarily due to overages in Utilities and Grounds/Upkeep/Repair. 2023 Beginning Cash was \$41K. 2023 Year End Cash was \$28K. Jeff reported \$53K has been received for prepaid dues for 2024.

**Property Manager's Report**

Admin Log – 1) Homeowner Adams has paid delinquent dues/late fees. Foreclosure proceeding have been stopped.

Grounds Log – 1) Property Management noted several issues with vandalism of holiday lights, including cutting and unplugging of lights.

Maintenance Log – 1) OPPD was contacted regarding a sign on 191<sup>st</sup> Circle that was

severely leaning – may have been struck by a car.

Legal/Lawsuits – Property Management reported that homeowners at 1505 S. 181<sup>st</sup> Street have responded that siding repairs/new windows/painting are scheduled to be completed in the Spring – the Board noted they were also told this last Spring; however, hopefully will be completed as this residence is in dire need of maintenance.

Covenant Violations – 34 homeowners were contacted over the previous month for covenant violations. Primary violations were visible trash cans, contractor signage, and dumpsters in driveways.

### **Homes for Sale/Closings**

Information was presented by Property Management indicating 1 property Active and 2 properties Sold. Price per square foot total for homes sold ranged between \$135 to \$198.

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

No requests were reviewed.

### **Security Reports**

The Board reviewed Crime Mapping data for December 13th thru January 9th noting there were no reports of crime within the Ridges. Board members expressed doubts regarding the accuracy of this report as members were aware of issues of theft that occurred during the time period reviewed.

### **Bid Review**

The Board a proposal from Pro Playground regarding upgrading the current playground, including: 1) installation of a new Playground System; 2) installation of a new swing set; 3) assembly and installation of 3 commercial grade picnic tables; 4) installation of border timbers for an 84' by 54' area; 4) installation of coated rubber mulch. The total cost for the project is \$137K. The Board discussed the project at length and agreed to contact homeowners who have previously expressed interest in assisting with fund-raising for this project. It was noted, given the number of homes in the Ridges that an assessment of approximately \$200 per homeowner would fund the project. The goal of the Board is to move forward with this project in 2024 or 2025, depending upon the success of the fund-raising effort.

### **Next Meeting**

The Board voted to move the next meeting from February 14<sup>th</sup> to February 21<sup>st</sup>. PJ Morgan will contact Shadow Ridge Country Club to re-schedule the meeting room.

Adjournment at 7:35 pm. Minutes submitted by Amy Freeman, RHOA Secretary