

**The Ridges Homeowners Association  
Minutes for July 15, 2020  
Board Meeting  
Shadow Ridge Country Club**

**Call to Order at 6:35 pm**

President Chris Holder called the meeting to order. Board members present included Chris Holder, Jeff Hultgren, Jeff Wilson, Garrett Anderson, Bill Wax, Chris McDonald, Stephanie Sharp, and Amy Freeman. Dustin Heng was absent. Board introductions of former board members were conducted to welcome new board members.

**Board Officer Appointments**

Motions were made, seconded and votes taken to elect the following officers for the 2020-2022 term: Chris Holder, President; Garrett Anderson, Vice-President; Jeff Hultgren, Treasurer; Amy Freeman, Secretary.

**Approval of Minutes & Action Item Review**

June board minutes were reviewed and approved as submitted. The June Action Item List was reviewed. Gloria reported she had contacted Scott Myerson regarding cost of filing liens on homeowners with delinquent dues and advised the Board of his hourly rate – the Board asked Gloria to obtain specific cost of filing liens (i.e., amount to file each lien based upon attorney time spent) and report back at the August meeting. Holiday lights proposals were tabled for review until the August meeting. Gloria reported the new Little Library, located in the park area off Center Ridge Drive, has been installed. Chris reported the library has been stocked. Bill Wax reported he composed a letter that has been sent to homeowners with delinquent dues. Gloria provided a spreadsheet listing homeowners with delinquent dues to the Board for review. Gloria was asked to follow-up with MUD on payments/credits and forward info to Jeff Hultgren. Gloria reported the roofing company in violation of signage covenants was contacted; Bill Wax noted this company had recently completed several projects within Saddle Ridge. Gloria reported she contacted the homeowner who planted shrubs on RHOA property on Shadow Ridge Drive and he requested waiting until fall to remove the shrubs – after some discussion the Board suggested contacting the homeowner to ask if he would donate the shrubs to place at the entrance to South Pine Point (180<sup>th</sup>/181<sup>st</sup> Street). Gloria reported the postcard announcing the Pizza Night on June 28<sup>th</sup> was sent to homeowners in mid-June. Jeff Hultgren reported that unfortunately the Pizza Night was poorly attended. Amy asked that Shadow Ridge Country Club be thanked for providing tables/chairs for this event in the fall newsletter – Garrett will do so. Gloria reported the homeowner who requested to install a fountain at the West Lake had been contacted and told the Board approved the installation. The Board briefly discussed the election process and thanked Property Management for sending/compiling ballots.

**Treasurer's Report**

Jeff Hultgren's provided the June 2020 Financial Review. Key observations were as follows:

- Total Revenue for the month was \$4.7K from homeowner dues payments.
- Total Expenses for the month were \$8.8K. Jeff reported Grounds Upkeep/Maintenance and Administration categories are under budget YTD, but are timing issues and should be close to planned budget. Social is under budget as all events have been cancelled YTD.
- Jeff noted current starting cash for June 2020 was \$308K and ending cash was \$297K.
- Jeff noted homeowner dues collections are down approximately \$42K YTD; as per discussion last month if these dues are not collected the projected end of year cash on-hand would be reduced significantly. PJ Morgan reported only one homeowner has requested a payment plan for dues payment; however, approximately 30 homeowners have contacted property management with questions regarding dues payment.
- Jeff reported Cherry Ridge pool expenses were \$7K. Funds available should be sufficient to cover expenses for the remainder of the summer, provided no unexpected expenses occur.
- Jeff also provided a spreadsheet showing actual income/expenses from 2015-YTD 2020. Major expense items noted were the change to city provided water in 2017, which has resulted in a significant increase in water expenses; Mailbox repairs in 2017; legal fees

related to the SRCC development plans in 2018; tree care in 2019/2020.

The Board also reviewed the list of delinquent homeowners and asked Property Management to move forward with foreclosure procedures on one homeowner, who is over 25 months delinquent in payment of Cherry Ridge Pool dues.

#### **Property Manager's Report**

Grounds Log/Maintenance Log – No items reported.

Covenant Violation Log – Letters were sent to 5 homeowners regarding covenant violations in July.

Homes for Sale/Closings – Updated information was presented to the Board.

Communication Log – No items/issues were reviewed.

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

Thirteen requests were submitted to the DRB for approval between the June-July Board meetings.

#### **Security Reports**

The Board reviewed four security patrol reports for June 2020, along with Crime Mapping data. The Board discussed the need to notify officers they do not need to patrol SRCC areas.

#### **Social Events Update**

The Board discussed the ice Cream Social, scheduled for September 2020, and voted 5-2, with one abstention to cancel the event for 2020, due to the pandemic.

#### **Unfinished Business**

Justin Shanahan, with Shadow Ridge Country Club has requested to attend the August board meeting to discuss the relationship between the HOA and SRCC.

OPPD needs to come out to assist with repair of the electrical box to fix the water level in the South Lake.

Sidewalk repair needs to be completed on Shadow Ridge Drive (close to #17 tee).

#### **New Business**

A homeowner has requested the Board fund Christmas lights at the entrance to Whispering Hollow. After discussion the Board voted against this request, noting precedent would be set if this was approved.

A homeowner requested to reserve the park area and bring in large tents for an event in August – after discussion the Board voted against this request, due to liability issues.

The Board discussed giving all members access to messages sent to the RHOA website and voted to proceed with this option.

Board member Sharp asked that the Board take a position against the widening of 180<sup>th</sup> Street; Other Board members indicated they were not opposed to widening 180<sup>th</sup>. It was agreed to follow-up with the City to determine future plans for 180<sup>th</sup> for further discussion by the Board.

#### **NEXT MEETING.**

The next Board meeting is tentatively scheduled for August 12<sup>th</sup>; the meeting will be held at Shadow Ridge Country Club, unless a virtual meeting is necessary.

Adjournment at 9:00 pm, followed by Executive Session. Minutes submitted by Amy Freeman, RHOA Secretary

