

**The Ridges Homeowners Association
Minutes for July 21, 2021
Board Meeting
Shadow Ridge Country Club**

Call to Order at 5:30 pm

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

Approval of Minutes & Action Item Review

June 2021 board minutes were reviewed and approved as submitted. The June Action Item List was reviewed, noting the following items: 1) PJ Morgan has received an approximate estimate of \$2500-3000 for the electrical work needed for installation of a new well; 2) a checklist has been created by PJ Morgan representatives regarding the opening of the Cherry Ridge pools for use in 2022 to avoid issues experienced in 2021; 3) Shurlawn has not responded to phone messages regarding the tree planting project to be implemented in 2021; 4) the concrete work at the Park has been completed; 5) Amy & Cara held an initial meeting to plan for the Ice Cream Social to be held on September 12th; 6) notices were sent regarding the annual homeowner's meeting and approximately 40 homeowners responded they would be attending.

Treasurer's Report

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

- Total Revenue for the month was \$20K from homeowner dues payments; YTD dues collections are now on plan and as budgeted for 2021
- Total Expenses for the month were \$20K, approximately \$26K below budget; YTD expenses are \$35K under budget however, Jeff noted a significant portion of the positive variance was merely timing issues with vendor invoices, particularly with LL& Beyond and MUD.
- Beginning cash position for June 2021 was \$324K and ending cash was \$310K.
- The Board reviewed the June 2021 Cherry Ridge pool budget, noting expenses are below plan; however, Jeff indicated we are awaiting invoices from Best Pools
- The Board reviewed the Homeowner Delinquency Report for June 2021.

New Business

The Board reviewed the Agenda for the Annual Homeowner Meeting (minutes attached)

NEXT MEETING.

The next Board meeting is scheduled for August 11th at Shadow Ridge Country Club. Adjournment at 6:10 pm. Minutes submitted by Amy Freeman, RHOA Secretary