

**The Ridges Homeowners Association  
Minutes for July 13, 2022  
Shadow Ridge Country Club**

**Call to Order at 6:40 pm**

President Chris Holder called the meeting to order. Incumbent Board members present included Dustin Heng, Jeff Wilson and Amy Freeman. Jeff Hultgren and Chris McDonald were absent. Newly elected board members Debbie Lutton and Todd Misselt were present and provided a brief overview of their backgrounds. Beth Krolkowski, PJ Morgan property manager was also present.

The Board discussed officer positions for the upcoming 2-year term with the following Board members elected to serve those terms: Chris Holder (President), Jeff Hultgren (Treasurer) and Amy Freeman (Secretary). The Treasurer or Secretary will conduct meetings if the Board President is not in attendance.

**Approval of Minutes & Action Item Review**

June Board Meeting Minutes and RHOA Annual Homeowner Meeting Minutes were reviewed and approved. The June RHOA Action Item List was reviewed and the following items noted: 1) Solar panel Updates from RHOA attorney – it was noted that the attorney returned the decision on solar panels back to the Board of Directors, and did not offer an opinion. The Board discussed obtaining an opinion from another attorney who works with PJ Morgan; 2) Property Management indicated completion of the newly installed well is still waiting on OPPD to get electricity to the pole so the well may be operational, noting this will hopefully be completed yet this week; 3) Flowcharting of Delinquent Dues/Foreclosure Process – previous Board member Bill Wax had volunteered to complete this task, however, it was not done prior to his departing the Board – Property Management was asked to follow-up on providing the Board with written documentation on the current process; 4) Newsletter articles – As Garrett Anderson is no longer on the RHOA Board, Board members were polled regarding creating new content for the newsletter. New Board member Misselt volunteered to assist with this project; 5) Entrance to subdivision review – the Board discussed potentially scheduling a time to ride through the neighborhood as a group to review the entrances – this item was tabled.

**Treasurer's Report**

Jeff Hultgren (absent from the meeting) emailed Board members the June 2022 Financial Review prior to the meeting, noting the following:

Income - \$1.2K (YTD income is \$21K below budget)  
Expenses - \$56K (YTD expenses are \$49K over budget)  
Beginning Cash (June) - \$357K  
Ending Cash (June) - \$302K  
Beginning Cash (2022) - \$70K  
Projected Year-Ending Cash (2022) - \$78K

Dues collections are lagging in 2022 by \$21K, which is the highest amount since 2018. A large variance in grounds maintenance (\$25K) is a timing issue; however, a late invoice from LL&B for 2021 and unplanned storm cleanup in December are still expense variance risks for 2022. Sprinkler maintenance is unfavorable by \$4K. Cherry Ridge budget info was not provided – Amy requested Property Management to provide her with Cherry Ridge info as soon as possible.

The Board reviewed the homeowner delinquency list noting 43 homeowners that are over 30 days delinquent in dues/interest payments, totaling \$29K. The Board discussed the delinquency process and asked Property Management to initiate foreclosure proceedings on homeowner C. Adams. The Board also discussed and agreed to publish homeowner names and addresses in future newsletters,

**Property Manager's Report**

Administration – PJ Morgan indicated final lien notices were sent to homeowners with outstanding balances.

Grounds – Property Management notified the Board of the following items: 1) the repairs of playground

equipment should be completed in mid to late July; 2) the fountain in the pond is not working correctly – Farmers National has been contracted; 3) Lawn Land & Beyond damaged a fence when mowing behind 2351 S. 183<sup>rd</sup> Circle 4) Omaha Tree was contacted to evaluate a tree that appears to be dying in the common area behind S. 183<sup>rd</sup> Circle; 5) the Fairway Ridge sign will hopefully be repaired within the next week this week Maintenance Log – Property Management reported a new mailbox label was ordered for 18543 Shadow Ridge Drive.

Covenant Violation Log - Property Management reported letters were issued to 31 homeowners for violations from mid-June thru July 8th. Issues included trash can violations, contractor signage, boats/trailers parked outside the residence, overgrown yards/lots.

Homes for Sale/Closings – Property Management reported three residential active listings and 2 residential pending listings in the neighborhood.

Communication Log – No items/issues were reviewed.

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

Five homeowners submitted requests since the June meeting, with all requests approved by the DRB. It was noted and discussed by the Board that numerous homeowners continue to initiate projects without DRB approval. The Board needs to continue to educate the homeowners of the approved process at the time of purchase of their home and through articles in the newsletter. A separate mailing may also be considered at some point in the future.

#### **Security Reports**

The Board reviewed Crime Mapping data for June 14, 2022 thru July 11, 2022, noting one incidence of fraud – trying to obtain property in the 191<sup>st</sup> block of Frances Circle on 6/30/2022.

#### **New Business**

The Board agreed the annual Ice Cream Social will be held on Sunday, September 11, 2022, at the park. Chris Holder agreed to contact Dairy Chef to negotiate a deal for ice cream sandwiches for this event.

The Board discussed the desire to continue publishing the RHOA quarterly newsletter as it is a good vehicle to promote communication with homeowners. Garrett Anderson will be contacted to obtain a price for printing the newsletter. If he is not interested Property Management will contact other potential printers.

The landscaping on 180<sup>th</sup>, between the fences in South Ridge and 180<sup>th</sup> was discussed at length as this area remains an eyesore for the neighborhood as it is overgrown. It was noted this is homeowner property – PJ Morgan will contact homeowners in South Ridge to make sure they are aware of their responsibilities regarding maintenance of this area. The City of Omaha may also be contacted for any areas that overgrown – they will send a letter to homeowners and charge them for mowing as necessary.

#### **NEXT MEETING.**

The next meeting is scheduled for August 10, 2022 at Shadow Ridge Country Club.

Adjournment at 8:04 pm. Minutes submitted by Amy Freeman, RHOA Secretary