

**The Ridges Homeowners Association
Minutes for June 15, 2022
Board Meeting
Shadow Ridge Country Club**

Call to Order at 6:03 pm

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

Approval of Minutes & Action Item Review

May 2022 board minutes were reviewed and approved. The May Action Item List was reviewed, noting the following items: 1) Follow up correspondence with the attorney regarding solar panels 2) Check with Leslie Pools Supplies regarding costs of pool cover to compare to Best Pools estimate; 3) Post on NextDoor requesting volunteers for the Board of Directors; 4) Electrician to work with OPPD and McClellan on the well; 5) Complete flow chart for delinquent dues process; 6) Publish article in upcoming newsletter regarding the delinquent dues process; 7) Annual Meeting notices to be sent out. 8) Publish article in upcoming newsletter regarding the new well.

Treasurer's Report

No Report, as a financial report will be provided in the upcoming Annual Meeting.

Property Manager's Report

Administration – No items reported.

Grounds – Property Management reported mowing concerns as well as down tree limbs which have been addressed.

Maintenance Log – Property Management reported the mailbox at 1120 S. 185th Circle was hit – Tom & Ron's has been contacted to obtain an estimate to rebuild a new mailbox.

Covenant Violation Log - Property Management reported 17 trash can violations, vacant lots not being maintained, 2 trailer violations and 3 sign violations.

Homes for Sale/Closings – Property Management reported 5 pending and 2 active homes for sale during the month.

Communication Log – No items/issues were reviewed.

Design Review Board (DRB) Log & Update

One homeowner submitted requests regarding landscaping improvements

Security Reports

The Board reviewed Crime Mapping data for May 17 – June 13, 2022, noting no items were reported.

Old Business

None.

New Business

The Board discussed holding a property drive through meeting to look at and evaluate the entrances, once the new Board is elected.

The Board briefly discussed the Newsletter and how to proceed with Garrett's resignation. Further discussion will be needed once the new Board is elected.

NEXT MEETING.

The next meeting is scheduled for Wednesday, July 13, 2022 at Shadow Ridge Country Club.

Adjournment at 6:20 pm. Minutes submitted by Beth Krolikowski, PJ Morgan Real Estate