

**The Ridges Homeowners Association
Minutes for June 9, 2021
Board Meeting
Shadow Ridge Country Club**

Call to Order at 6:32 pm

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

Approval of Minutes & Action Item Review

May 2021 board minutes were reviewed and approved as submitted. The May Action Item List was reviewed, noting the following items: 1) the Board reviewed potential costs to install a new well, noting there is still not an overall estimate of total costs – after discussion the Board voted to wait until Spring 2022, assuming 2021 budget was on-track 2) PJ Morgan was asked to follow-up with All Trees/Shurlawn to get three trees replaced at the entrance to Cherry Ridge; 3) a new pool cover has been ordered for the West pool; 4) the Board requested PJ Morgan follow-up with Justin Shanahan regarding the light installation for the Cherry Ridge sign that was relocated by SRCC to accommodate the new build on Shadow Ridge Drive; 5) PJ Morgan was asked to follow-up with Shurlawn to get the 26 trees planted as previously approved – Shurlawn requested waiting until Fall since temperatures have been so high – as the project has been delayed several times the Board asked that the vendor move forward asap with the tree replacement project; 6) PJ Morgan representatives provided some examples of mailboxes that could be utilized to replace the current design – the Board agreed to consider mailbox replacement as a future capital project, noting it would likely require a homeowner special assessment, should mailbox design be changed, 7) PJ Morgan indicated they contacted the homeowner regarding tree replacement along 192nd Street, noting these trees are on City of Omaha property. They instructed the homeowner to contact the City to determine if they could replace trees in this area.

Treasurer's Report

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

- Total Revenue for the month was \$467 from homeowner dues payments; YTD dues collections are approximately \$5K below planned, with one lot owner responsible for \$3K of the variance.
- Total Expenses for the month were \$24K, approximately \$13K below budget; YTD expenses are \$10K under budget; Jeff noted some of the variance was merely a timing issue with lawn maintenance invoices.
- Beginning cash position for 2021 was \$70K and projected ending cash is \$81K.
- The Board reviewed May 2021 Cherry Ridge pool budget, noting income YTD is approximately \$4K below budget; however, expenses are under budget YTD.
- The Board reviewed the Homeowner Delinquency Report for May 2021.

Property Manager's Report

Administration – No items reported.

Grounds – Lawn Land & Beyond was contacted after a complaint was received from a homeowner, noting grass clippings were left along Shadow Ridge Drive. McClellan Irrigation was contacted regarding sprinklers running excessively in the common areas. PJ Morgan also noted the area in the Park that requires concrete repair has been marked with cones and an estimate has been received to repair the concrete.

Maintenance Log – Bolts were replaced on a mailbox at 2209 S. 184th Circle. A mailbox label is scheduled to be reattached at 2321 S. 183rd Circle. Bricks for the entrance sign to Whispering Hollow were replaced by Dolphen Signs at no charge.

Covenant Violation Log - Property Management noted 10 homeowners were issued letters regarding violations with trashcans being visible from the street. This covenant violation continues to be a problem

within the neighborhood. A letter was sent to the homeowner at 19115 Frances Circle regarding a party bus parked in the driveway. A letter was also sent to the homeowner at 2325 S. 184th Circle regarding a trailer parked in the driveway. A letter was sent to the homeowner at 18307 Dupont Circle regarding complaints from other homeowners about grass clippings left and blown into the street. Finally the homeowner at 2405 S. 186th was notified regarding a contractor sign posted, a covenant violation.

Homes for Sale/Closings – Five residential properties are pending sale at this time, with list prices between \$449K and \$825K. One property was sold with a sold price of \$191.33 per square foot.

Communication Log – No items/issues were reviewed.

Design Review Board (DRB) Log & Update

Seventeen homeowner approval requests were submitted to the DRB between the May/June meetings. Five requests are still pending and 12 requested have been approved.

Security Reports

The Board reviewed Crime Mapping data for May 12th – June 8th, noting several acts of criminal mischief and theft.

New Business

Property Management provided a checklist of items for the annual Ice Cream Social, planned for September 12th. Amy Freeman volunteered to meet with Property Management to plan this event. Chris Holder will also work with Dairy Chef to get pricing on ice cream sandwiches.

PJ Morgan presented an overview of issues regarding the delayed opening of Cherry Ridge pools (the East Pool was delayed approximately one week due to concrete repair issues; the West pool was delayed 3 days due to an issue with the pay phone). PJ Morgan acknowledged they should have managed the opening process more aggressively and agreed to waive management fees for the pools for the remainder of the season. PJ Morgan also agreed to pay pool-related expenses to keep the pools open for an extra week past the normal Labor Day closure.

The Board discussed the annual homeowner meeting and scheduled the meeting for Wednesday, July 21st at Shadow Ridge Country Club. PJ Morgan will notify homeowners of the meeting and obtain an estimated number of homeowner RSVP's to attend the meeting. The Board will meet prior to the annual meeting and will not conduct a separate meeting on July 14th.

NEXT MEETING.

The Annual Homeowners Meeting is scheduled for July 21st at Shadow Ridge Country Club. Adjournment at 7:40 pm. Minutes submitted by Amy Freeman, RHOA Secretary