

**The Ridges Homeowners Association, Inc.**  
**Board Meeting Minutes**  
**March 11, 2020**

**CALL TO ORDER**

The meeting was called to order at 6:34 p.m. by President Chris Holder. The meeting was held at the Shadow Ridge Country Club located at 1501 188<sup>th</sup> Plaza, Omaha, Nebraska 68130. Board members present were Chris Holder, Jeff Wilson, Amy Freeman, Jeff Hultgren and Bill Wax. Board member absent was Garrett Anderson. Also present was Gloria Black from PJ Morgan Real Estate.

A quorum was established with five (5) members represented in person.

**APPROVAL OF MINUTES**

A Motion was duly made, seconded and unanimously carried to approve the February 12, 2020 Board Meeting Minutes as amended.

**ACTION ITEM REVIEW**

The February Action Item List was reviewed (attached to these Minutes): Amy reported she talked to Paul Kenny about the shrubs on Shadow Ridge Drive and he suggested it would be best to have the bushes removed since this bushes tend to grow fairly unruly. Amy also reported that she Cherry Ridge Pool Committee had reviewed three competitive bids and decided to cancel the services of Platinum Pool Services and chose Omaha Pool Care as the new pool maintenance provider. Management provided the President of the Board the information on the budget line items: lawn care, grounds maintenance, mailbox repairs. The Easter Egg Hunt will take place Saturday, April 11<sup>th</sup>. Jeff Hultgren is hoping to have the Capital Projects list available to the Board at the April Board Meeting. The Covenants Summary is complete and will be mailed out with the new owner packets. Management presented the Board with a proposal from Dan with All Trees and Colby with Shurlawn and Landscape for the replacement of several trees throughout the community. The bid came in at \$18,865 for approximately 32 trees of various sizes and to be installed in various locations. The Board asked Management to renegotiate the proposal and the Board will vote via email.

**TREASURER'S REPORT**

The Board reviewed the February Financial and accepted the financial as presented. Also presented was the independent accountant's financial report. Mr. Hultgren reviewed some of the suggestions given by the accountant. The accountant has suggested for better management and financial control that the Association should have its own bank accounts. Management will look for new accounts and present her findings to the Board for a decision.

**BIDS AND PROPOSALS**

Tree installation proposal received from Shurlawn Landscape for replace 32 trees of various types throughout the community. The proposal came in at \$18,865 with a one year warranty. The Board tasked Management to renegotiate the proposal. Once obtained the Board will make a decision via email. It was also mentioned the Association has a tree credit with Paul Kenny with Lawn Land and Beyond.

**CHERRY RIDGE POOLS**

Amy reported a new pool maintenance contractor has been selected and are currently working out the details of the contract.

**PROPERTY MANAGER'S REPORT**

Covenant Violation Log – Letters were sent to 15 homeowners for various covenant violations to

include courtesy reminders to remove their holiday lights and decorations; Management also provided the sales of home report for the period of November 2019 through March 10<sup>th</sup> and noted 20 homes currently on the market, sold, or pending a sale.

#### **DESIGN REIVEW BOARD (DRB) LOG & UPDATE**

Nine (9) DRB requests came in during February and March.

#### **SECURITY UPDATE**

Four (4) reports provided by the officers who perform drive-throughs of the community as well as the crime mapping report were reviewed by the Board. No major items noted.

#### **SOCIAL EVENTS UPDATE**

The Board discussed the upcoming Easter Egg Hunt to be held April 11<sup>th</sup>. The Board will order 500 or slightly more pre-packaged Easter eggs.

#### **UNFINISHED BUSINESS**

Amy stated the Cherry Ridge Pool Committee had discussed the tree trimming around the pools. They would like the Master Association to consider trimming the trees as they are located on RHOA property.

#### **NEW BUSINESS**

No new business to report.

#### **NEXT MEETING**

The next Board meeting will be April 8<sup>th</sup> at Shadow Ridge Country Club.

#### **ADJOURNMENT**

With no more business to come before those present, a Motion was duly made, seconded and unanimously carried to adjourn the meeting at 7:43 p.m.

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Signed

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Dated