

**The Ridges Homeowners Association
Minutes for March 9, 2022
Board Meeting**

Call to Order at 6:30 pm

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

Approval of Minutes & Action Item Review

February 2022 board minutes were reviewed and approved. The January Action Item List was reviewed, noting the following items: 1) Foreclosure notice has been sent for Clayton Adams; 2) The monkey bars on the playground, One estimate has been received, another estimate is expected. The board determined that once the estimate is received it will be sent via email so a decision can be made by April 1, 2022. ; 3) Chris Holder is working on finalizing the details on the Easter Egg hunt; 4) The well installation is scheduled to start the last week of March; 6) The Fairway Ridge sign estimate was approved and will be filed with the insurance company and an email blast to be sent to the residents with updates.

Treasurer's Report

The Board reviewed February 2022 financials. Key observations were as follows:

January 2021

- Total Revenue for the month was \$146K from homeowner dues.
- Total Expenses for the month were \$25K
- Beginning cash position for 2022 was \$70K and projected ending cash for 2022 is \$83K.
- Delinquent accounts reviewed , attorney will be sending notice of foreclosure on one account that is over 2 years delinquent.

Property Manager's Report

Administration – No items reported.

Grounds – Property Management notified the City of Omaha that a street sign by the park is missing and there is a stake sticking up.

Maintenance Log – No items reported.

Covenant Violation Log - Property Management reported letters were issued to 24 homeowners for violations in February 2022. Most issues continue to be with contractor signage and trash cans visible on the exterior of the home.

Homes for Sale/Closings – Property Management reported one home sold in the last 30 days in the Real Estate report.

Communication Log – No items/issues were reviewed.

Design Review Board (DRB) Log & Update

One homeowner has requested to come to the next board meeting, as he recently put in a request for solar panels, and would like to discuss changing the Covenants to allow them. Beth will put him on the agenda for the April meeting and Dustin will formal invite him.

Four homeowners submitted requests regarding deck replacement, tree removal and roof replacement. All requests were approved.

Security Reports

The Board reviewed Crime Mapping data February 7, 2022 thru March 6, 2022 noting no items were reported in the RHOA area.

Social Events

The Easter Egg Hunt is April 9, 2022, Beth will be sending out postcards inviting the homeowners. Chris Holder and Amy Freeman are finalizing the details of the event.

New Business

The Board inquired to see if events could be added into the Appfolio portal with PJ Morgan to send out notifications of scheduled events such as the garage sale, Easter Egg Hunt, etc.

NEXT MEETING.

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

Adjournment at 7:15 pm. Minutes submitted by Beth Krolikowski, PJ Morgan.