

**The Ridges Homeowners Association  
Minutes for March 10, 2021  
Board Meeting  
Shadow Ridge Country Club**

**Call to Order at 6:33 pm**

President Chris Holder called the meeting to order. Board members present included Dustin Heng, Jeff Hultgren, Jeff Wilson, Chris McDonald, Bill Wax and Amy Freeman. Cara Woosley and Beth Krolikowski, PJ Morgan property managers, were also present. Matt McClellan with McClellan Irrigation and Eric Whelan, with Whelan's Complete Ground Maintenance were present as guests.

**Bids and Proposals**

Eric Whelan with Whelan's Complete Grounds Maintenance provided an overview of his company, along with a proposal for grounds maintenance. Although the Board noted the contract with Lawn Land & Beyond is current through 2021, Mr. Whelan asked the Board to consider his proposal for future grounds care maintenance. The Board agreed to review the proposal at a future date and thanked Mr. Whelan for his presentation and proposal.

**Water Conservation/Well Issue**

Matt McClellan with McClellan Irrigation was present to follow up on the previous discussion on how water usage could be reduced in 2021, noting the cost of water through the City of Omaha has increased significantly since 2016. PJ Morgan representatives provided a spreadsheet detailing a yearly comparison of water usage for 2016 thru 2020, and it was noted water usage has become a major budget issue for the RHOA. Mr. McClellan reviewed the previous capital project to separate sprinkler zones in order to conserve water. He also outlined a proposal in conjunction with Jensen Well to drill a new well in the general area of the previous well (near Gold Circle), noting the RHOA must obtain approval from the City of Omaha Plumbing Board to install a new well. Bill Jensen, with Jensen Well, is willing to present the proposal to the Plumbing Board at the March or April meeting. Mr. McClellan and Mr. Jensen feel the cost of drilling a new well would be approximately \$35K, excluding any necessary electrical work but should reduce the water bill from the City of Omaha by approximately 50%. It was noted a new well would pay for itself in the first year of use, if this reduction in the bill is accurate. The Board voted to proceed with presenting the proposal to the City of Omaha Plumbing Board at the next available meeting.

Mr. McClellan also presented an overview of services provided and expenses including snow removal, winterization of meter pits, and sprinkler service charges.

**Approval of Minutes & Action Item Review**

February 2021 board minutes were reviewed and approved as submitted. The February Action Item List was reviewed, noting the following items: Property Management 1) provided a report compiled from MUD bills for 2016-2020 indicating water usage as previously requested by the Board to provide a more comprehensive overview of water usage for the past five years. 2) reported Cherry Ridge Pool financials have been provided to Treasurer, Jeff Hultgren, 3) obtained a bid from All Trees to replace the trees as necessary along Shadow Ridge Drive, 4) followed up with MUD on gas/water/phone expenses incurred in January, noting there are minimal commercial charges, 5) obtained an estimate of \$680 to repair a slanting mailbox, which was approved by the Board, 6) reported they contacted All Trees to determine if the area along the entrance to Cherry Ridge was included in the tree replacement project scheduled for Spring 2021, noting it was not included. The Board asked if All Trees could provide a recommendation regarding appropriate trees to plant in this area, along with the cost for further consideration, and 7) contacted Matt McClellan and requested he attend the March meeting and provide a detailed breakdown of the services provided, along with the cost of services for the Board's review.

**Treasurer's Report**

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

- Total Revenue for the month was \$277K from homeowner dues payments, which is ahead of plan for 2021.

- Total Expenses for the month were \$13K, approximately \$3k over plan, noting overages as a result of high snow removal costs in February along with final security invoices.
- Starting cash (YTD) February 2021 was \$57K and ending cash was \$321K.
- The Board reviewed February 2021 Cherry Ridge pool expenses, noting in the future the phone should be turned off at the end of the season to avoid ongoing phone charges. It was noted starting cash \$17K and ending cash was \$16K. No home owner pool dues were received in February as notices were sent separately from general home owner dues.
- Jeff Hultgren reported on the Seim-Johnson financial review, noting no major issues. Co-mingled accounts at the bank have now been separated per the SJ recommendation.
- The Board reviewed the homeowner dues Delinquency Report, noting 5 homeowners who were at the 25-month delinquency level, at which time foreclosure proceedings are initiated.

### **Property Manager's Report**

Administration – A homeowner at 2221 S. 181<sup>st</sup> Circle requested late fees be waived. The Board discussed and voted No to approving this request. Property Management reported the contract with Best Pools has been received and approved by the Pool Committee. A homeowner at 1912 S. 186<sup>th</sup> Street was contacted regarding the POD in the driveway, and provided assurance the POD would not be in sight for longer than 60 days. Property management also noted final demand notices were issued to 4 homeowners, who are at 23 months delinquent on dues payments.

Grounds – homeowners along Shadow Ridge Drive received notice from the City of Omaha regarding low hanging branches and vendors were contacted to provide estimates to trim these branches. All Trees estimate was approved via email communication with the Board. Shadow Ridge Country Club contacted Property Management to report homeowner are drilling holes in the ponds to fish, noting this is a safety concern. Trash was not picked up in the Park – Property Management will drive by this week to ensure it has been collected. Residents in Clubside and Double Creek Estates have had mail theft. These residents were asked to file individual reports with USPS.

Maintenance Log – Several homeowner issues with mailboxes were reviewed.

Covenant Violation Log - Property Management noted numerous homeowners have been issued letters regarding violations with trashcans being visible from the street. This has been a common occurrence since the trash collection vendor was changed in the Fall.

Homes for Sale/Closings – Updated information was presented to the Board, noting 5 homes sold with an average sold price of \$210/square foot.

Communication Log – No items/issues were reviewed.

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

Six homeowner approval requests were submitted to the DRB for approval in February/early March.

### **Security Reports**

The Board reviewed Crime Mapping data, noting 3 issues.

### **Unfinished Business**

The Board reviewed the Tree Installation Project, scheduled for Spring 2021.

### **NEXT MEETING.**

The next Board meeting is scheduled for April 14, 2021 at Shadow Ridge Country Club. Adjournment at 8:25 pm. Minutes submitted by Amy Freeman, RHOA Secretary