

**The Ridges Homeowners Association  
Minutes for May 10, 2023  
Shadow Ridge Country Club**

**Call to Order at 631 pm**

Board President Chris Holder called the meeting to order. Board members present included Amy Freeman, Jeff Hultgren, Debbie Lutton, Chris McDonald, Todd Misselt and Jeff Wilson. Adam Cockerill and Dustin Heng were absent. Cara Woosley, PJ Morgan property manager was also present.

**Approval of Minutes & Action Item Review**

April Board Meeting Minutes were reviewed and approved. The April 2023 RHOA Action Item List was reviewed and the following items noted: 1) the issue with HOA financials not showing bank interest was discussed – it was noted that bank financials often arrive after financials are prepared for the monthly meeting. 2) Property management noted they shared the Ridges sprinkler map in Appfolio to all Board members 3) Park enhancement ideas were reviewed by the Board 4) the neighborhood garage sale has been rescheduled for the first weekend in June – Property Management will put out the signage and send maps to all participating homeowners 5) Chris Holder reported Dairy Chef has submitted pricing for the ice cream social to be held in September. Mini cookie ice cream sandwiches will be \$3 each. The Board voted to approve this proposal. 6) Property Management reported on the attorney's opinion regarding the potential lawsuit for covenant violation regarding construction of a carport 7) Property Management reported the sign for the soccer field stating "Ridges HOA Use Only" has been ordered.

**Treasurer's Report**

Jeff Hultgren presented the April 2023 Financial Review. The following was noted:

Income - \$17K (YTD income is \$393K, approximately \$25K below plan)

Expenses - \$5K (YTD Expenses are \$40K favorable but it was noted much of this is timing issues on invoices received YTD)

Beginning Cash (April) - \$367K

Ending Cash (April) - \$379K

Beginning Cash (2023) - \$41K

Projected Year-Ending Cash (2023) - \$118K

It was noted that 108 homeowners are delinquent on 2023 dues payments. Property Management was asked to email the Board regarding any necessary foreclosure on homeowners who are at 25 months delinquent on dues payments. Property Management reported the HOA should be receiving a check for approximately \$10K for the entrance sign that was hit.

**Property Manager's Report**

Admin – Property Management has issued a letter to the homeowner who installed lattice on top of iron fencing following complaints from neighbors.

Grounds – One homeowner complained about the entrance at 180<sup>th</sup> street – dead and unkempt bushes and fountain not working. The Board discussed the decision several years ago to stop utilizing the fountain due to the expense of maintaining the fountain. The Board discussed the process for replacement of dead shrubs and plants at all the entrances. A homeowner in 181<sup>st</sup> Circle reported she has been waiting two years for a dead tree to be replaced. One homeowner reported a large branch down in the park.

Maintenance – A homeowner on 182<sup>nd</sup> Circle needs a new mailbox plate. The Board reviewed the pics of the areas along Center Ridge that are bare, along with a bid for grass replacement. Board members Holder and Misselt volunteered to obtain grass seed and to overseed these areas.

Covenant Violation Log - Property Management reported letters were issued to 29 homeowners for violations in April/May 2023. Violations included visible trash cans, contractor and other signage, and dumpster in driveways.

Homes for Sale/Closings – Information was presented by Property Management indicating 2 properties sold, 2 properties pending and 2 properties active during April and early May. Price per square foot ranged from \$183 to \$391.

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

7 requests were submitted during April and early May. 6 have been approved and 1 is awaiting additional info from the homeowner.

#### **Security Reports**

The Board reviewed Crime Mapping data for April 10 thru May 7, 2023, noting there were no reports of crime within the Ridges for this time period.

#### **Old Business**

The Board discussed the covenant violation by the homeowner at 18611 Gold Circle – the carport has been completed and the homeowner has indicated she will not remove the carport. The Board discussed the attorney's opinion and estimated expenses for a lawsuit against this homeowner. The Board discussed this situation at length. A vote was taken and it was approved by the Board to move forward with filing a lawsuit against this homeowner.

#### **New Business**

President Chris Holder asked Board members to recommit to attending board meetings as The March meeting was cancelled due to lack of attendance and the February meeting did not have the necessary attendance for a quorum. The Board agreed that email should be utilized more often between Board meetings as a means to move discussion items and necessary decisions forward. It was also noted that Board members who want to participate in meetings via phone call-ins should be allowed to do so. Chris Holder will be contacting one Board member to discuss the numerous meetings missed and to determine if this board member is still interested in participating on the Board.

The Board discussed the date for the annual homeowner meeting. It will be July 12<sup>th</sup> at Shadow Ridge Country Club. Cara will schedule the meeting and send out notices to homeowners. Elections are not scheduled for this year. The Board will meet prior to the annual homeowner meeting.

The Board reviewed bids from two vendors for tree maintenance. It was agreed that one additional bid would be requested and the Board would vote via email on bid selection in one week.

The Board discussed selecting a date (separate from the Board meeting) to discuss capital improvement projects for the neighborhood. Chris Holder will take the lead on this project.

**NEXT MEETING.**

The next meeting is scheduled for June 14, 2023, at Shadow Ridge Country Club.

Adjournment at 8:15 pm. Minutes submitted by Amy Freeman, RHOA Secretary