

**The Ridges Homeowners Association  
Minutes for May 11, 2022  
Shadow Ridge Country Club**

**Call to Order at 6:30 pm**

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

**Approval of Minutes & Action Item Review**

April Board Meeting Minutes were reviewed and approved. The April Action Item List was reviewed, noting the following items: 1) concrete work was completed as requested from homeowner Ruskin in Cherry Ridge – the mechanic lien on their home will be released; 2) the annual homeowner's meeting has been scheduled for Wednesday, June 15<sup>th</sup> at Shadow Ridge Country Club – notices of the meeting will be posted on the RHOA website and mailed to homeowners. A notification will be made to all homeowners regarding volunteering for the Board and the election of Board members in June; 3) Final estimates for repairs to the playground at the park have been received and approved; 4) Mailbox repair of the damaged mailbox in Cherry Ridge has been scheduled; 5) Property Management is still working with Dolphin Signs on the repairs needed for the entrance sign at Fairway Ridge – numerous homeowners have inquired as to the completion of these repairs as it has been several months since it was damaged; 6) Cherry Ridge Pool Committee held their spring meeting to discuss annual dues, annual budget, maintenance and other pool-related items on May 11<sup>th</sup>. The annual dues will be increased to \$600/homeowner; 7) The Board requested Property Management contact the RHOA attorney and ask for his decision regarding the wording in the covenants regarding installation of solar panels – currently the Covenants indicate no solar panels are allowed for heating/cooling purposes.; 8) the upcoming newsletter should include an update on the installation of the new well in addition to a discussion regarding the speed bumps in the neighborhood and how to contact the Mayor's Hotline to report issues (Garrett Anderson was absent from the meeting but is responsible for writing this article).

**Treasurer's Report**

Jeff Hultgren presented the April 2022 Financial Review, noting the following:

Income - \$16K (\$18K below budget)

Expenses - \$35K (\$10K below budget)

Beginning Cash (April) - \$418K

Ending Cash (April) - \$399K

Beginning Cash (2022) - \$70K

Projected Year-Ending Cash (2022) - \$122K

The Board reviewed the homeowner delinquency list noting 52 homeowners that are over 30 days delinquent in dues/interest payments. Letters have been sent to those homeowners. The Board also requested the Property Manager to email delinquent homeowners as well (if emails are available).

The Board discussed the current process for homeowner liens and agreed the current process was effective as liens are placed on homes that are delinquent in dues at 25 months past the due date. The Board was informed that notifications of pool dues for Cherry Ridge property owners will be sent out within the next week.

**Property Manager's Report**

Administration – PJ Morgan completed the draft letter to be sent to Cherry Ridge homeowners regarding 2022 pool dues and reviewed the letter with the Pool Committee.

Grounds – Property Management notified the Board of the following items: 1) the parts for repairs at the Playground have been ordered with expected receipt in late June; 2) Omaha Tree was contacted to remove branches at the entrance near Saddle Ridge; 3) Lawn Land & Beyond was contacted to remove branches on 184<sup>th</sup>; 4) annual flowers are scheduled to be planted this week by LL&B; 5) sprinklers on Shadow Ridge Drive

had a break in the line and are being repaired by McClellan Irrigation; and 6) the City of Omaha is on-site this week painting speed bumps.

Maintenance Log – Property Management reported Ron & Tom’s will be repairing the mailbox at 1319 S.185<sup>th</sup> later this week.

Covenant Violation Log - Property Management reported letters were issued to 36 homeowners for violations from mid-April thru May 11th. Most issues continue to be with contractor signage and trash cans visible on the exterior of the home, as well as trailers and/or boats left parked outside the residences.

Homes for Sale/Closings – Property Management did not report any data at the May meeting.

Communication Log – No items/issues were reviewed.

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

Six homeowners submitted requests, including deck replacement, roof replacement, basketball goal installation, new landscaping and new exterior items (paint, siding, windows) – all requests were approved.

### **Security Reports**

The Board reviewed Crime Mapping data for April 13, 2022 thru May 10, 2022, noting several minor theft issues in the area.

### **Unfinished Business**

The Board discussed homeowner Uptagraft’s request to install solar panels on his home at 2441 S. 182<sup>nd</sup> Circle. The RHOA attorney was contacted to review the Covenant wording which specifically states solar panels are not allowed for heating/cooling purposes. The attorney did not rule on whether panels installed to generate power are different from panels for heating/cooling purposes. After discussion the Board members present voted on whether they felt the wording in the Covenants would allow solar panel installation for the purpose of generating power and if that was perceived as different from heating/cooling. The Board voted with a majority voting the installation for generating power was not different from installation for the purpose of heating/cooling the home.

### **New Business**

The Board discussed the voting process for the election of Board members and agreed the voting would be done at the annual homeowner’s meeting on June 15, 2022, following the process utilized prior to the 2020 election (which was done via mail as no annual meeting was held).

### **Social Events**

The annual Ridges garage sale was held Thursday-Saturday, May 5-7, 2022.

### **NEXT MEETING.**

The next meeting is scheduled for June 15, 2022 at Shadow Ridge Country Club.

Adjournment at 7:52 pm. Minutes submitted by Amy Freeman, RHOA Secretary