

**The Ridges Homeowners Association  
Minutes for May 13, 2020  
Board Meeting  
Virtual Meeting utilizing Microsoft Teams Software**

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

President Chris Holder called the virtual meeting to order. Those in virtual attendance and constituting a quorum were Chris Holder, Amy Freeman, Garrett Anderson, and Bill Wax. Jeff Wilson and Jeff Hultgren joined the meeting in progress later during the call. RHOA Property Manager Gloria Black from PJ Morgan was also present via the Microsoft Teams call.

**Approval of Minutes & Action Item Review**

April board minutes were approved with one change, noting the meeting ended at 7:36 pm. The April Action Item List was reviewed. Gloria reported she has obtained a sign to be placed at the lake, indicating the lake is to be utilized by residents only. She also reported she continues to work on getting a new bank account opened with Pinnacle Bank. She has reached out to the homeowner in South Ridge, whose home is under construction and has a large retaining wall. The wall will be painted and landscaped extensively, per the homeowner. Amy reported the DRB has approved the wall. Gloria also provided a bid from All Trees to trim the trees at the west Cherry Ridge pool. The Board agreed to share the cost of tree trimming with the Cherry Ridge pool since the trees are on the common area. Jeff Hultgren reported he was scheduling a call with the RHOA accountants to discuss the capitalization process and would present a Capital Projects list to the Board for review soon.

**Treasurer's Report**

Jeff Hultgren's provided the April 2020 Financial Review. Key observations were as follows:

- Total Revenue for the month was \$27K from homeowner dues payments.
- Total Expenses for the month were \$20K. Grounds Maintenance is over budget, but is a timing issue.
- Jeff noted current starting cash for April 2020 was \$300K and ending cash was \$308K, as a result of numerous dues payments.
- Jeff noted homeowner dues collections are down approximately \$50K YTD; if these dues are not collected the projected end of year cash on-hand would be reduced to approximately \$20K. The Board will continue to monitor this situation – only one homeowner has reached out to PJ Morgan regarding delaying their dues payment.
- Jeff reported Cherry Ridge pool dues of approximately \$10K have been collected.

**Property Manager's Report**

Grounds Log – Gloria reported she had received a complaint about traffic/trash/kayaking at the neighborhood lake. The Board asked that the security patrol be asked to monitor the lake area more closely. Gloria also reported there has been no resolution to the monument sign that was damaged at the entrance off Pacific Street. She will report back to the Board next month on sign repair.

Covenant Violation Log – Letters were sent to 5 homeowners regarding covenant violations; boat in driveway, trash cans left out and trailer in driveway. Gloria also reported she had contacted the homeowner on 185<sup>th</sup> Street who has had siding stacked in his driveway for many months – the homeowner indicated he had experienced negative issues with his contractor, but should have the home repaired and the area cleaned up by July.

Homes for Sale/Closings – Information was presented to the Board. One home in Saddle Ridge and one home in Whispering Hollow were reported as “sold” since the April board meeting.

Communication Log – No items/issues were reviewed.

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

Nineteen requests were submitted to the DRB for approval between the April meeting and today's Board meeting (primary projects are roof replacements, fencing, painting, and landscaping).

**Security Reports**

Four reports were reviewed along with Crimemapping data. On one occasion a vehicle was observed at the east end of Shadow Ridge Drive that was occupied by two males who were crouched down in the vehicle. The security patrol placed their high beams on and stopped in front of the vehicle, resulting in the vehicle exiting the neighborhood.

**Unfinished Business**

The Little Free Library will be placed in the park area off Center Ridge Drive at a total cost of approximately \$600. A homeowner has provided a \$300 donation toward this project, to have a plaque on the library in memory of her son. Chris Holder indicated he has a stockpile of books to initially stock the library.

A bid was presented from Heroes Holiday Lighting for 2020 holiday lighting. PJ Morgan was asked to check with two other companies to provide bids, including Elkhorn Lawn, who is the current vendor for holiday lighting installation/takedown and storage. This will be discussed at the June meeting.

**New Business**

Justin Shanahan with Shadow Ridge Country Club contacted Chris regarding the RHOA promoting a Pizza Night in the Ridges. Dante Pizza has worked with several other neighborhoods to supply pizza at reasonable prices for homeowners. The Board approved the concept, noting social distancing would need to apply. Amy Freeman will take the lead on coordinating this event, which will replace the movie night. It was noted the event should be held in late June or July on a Friday/Saturday evening. Shadow Ridge Country Club has volunteered to provide tables/chairs. Amy will report details back to the Board via email, prior to the June meeting, to finalize this event. It was noted the event will be promoted by the RHOA, not hosted by the RHOA.

A homeowner on Poppleton Circle has requested Board approval to replace Austrian pines that were removed on RHOA property with a sugar maple tree. After discussion the Board agreed to allow the homeowner to replace the tree; however, asked that the tree be replaced with a "like" tree. Gloria will contact the homeowner to discuss.

Amy reported the Cherry Ridge pools are on track to open in June, following local and Nebraska state guidelines. The contract with Best Pools has been signed.

Amy requested the Board approve asking contractors to provide plans to the DRB to show specific elevation info prior to home construction; hopefully, to resolve any future issues (as a result of the current issue with the large retaining wall at the home being constructed in South Ridge) - the Board agreed.

**NEXT MEETING.**

The next Board meeting will be June 10<sup>th</sup>; the meeting will be held at Shadow Ridge Country Club, unless a virtual meeting is necessary.

Adjournment at 8:24 pm, followed by an Executive Session of the Board. Minutes submitted by Amy Freeman, RHOA Secretary