

**The Ridges Homeowners Association
Minutes for May 12, 2021
Board Meeting
Shadow Ridge Country Club**

Call to Order at 6:30 pm

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

Approval of Minutes & Action Item Review

April 2021 board minutes were reviewed and approved as submitted. The April Action Item List was reviewed, noting the following items: 1) a proposal for a cage to be placed around the pump at the new well will cost approximately \$1200; 2) LL&B needs to identify sprinklers throughout the neighborhood that may be eliminated and report back to the Board; 3) the Board was informed Shurlawn has not completed planting trees in the approved replacement project (26 trees) and at the entrance to Cherry as they are waiting on MUD regarding marking utility lines; 4) Property Management updated the board that the type of account with Pinnacle Bank can be modified to avoid any monthly administrative fees; 5) Property Management noted they have located an on-line source for replacement of metal plates on mailboxes; 6) Amy Freeman noted she has inventoried mailboxes and determined that approximately boxes have severe settlement – the Board discussed a potential project in 2022-2023 to address this issue; 7) the Board discussed the cost of mowing open areas in the neighborhood and agreed LL&B should continue to provide this service; 8) Property Management noted a new pool cover will be ordered for the West Cherry Ridge Pool, with a replacement likely also needed for the East pool in the next couple of years.

Treasurer's Report

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

- Total Revenue for the month was \$16K from homeowner dues payments; YTD dues collections are on plan for 2021.
- Total Expenses for the month were \$47K, approximately \$6K above budget; YTD expenses are 5K over budget; Jeff noted electrical expenses are running \$100/month higher than expected
- Beginning cash position for 2021 was \$70K and projected ending cash is \$72K.
- The Board reviewed March 2021 Cherry Ridge pool expenses, noting gas, water and sewer expenses are running higher than budgeted; however, all other areas are within budget YTD.
- The Board reviewed the Homeowner Delinquency Report, noting 39 delinquent homeowners, down from 44 in March. One homeowner has committed to a payment plan to satisfy delinquencies.

Property Manager's Report

Administration – The annual neighborhood Garage Sale was held May 7-9 with numerous participants.

Grounds – PJ Morgan will continue to work with Shurlawn to ensure trees are planted as planned under the approved 2021 replacement project.

Maintenance Log – Metal plates have been ordered for mailbox clusters that were missing plates. PJ Morgan noted Tom & Ron's has been contacted to replace a mailbox that was hit by a service vehicle – the homeowner is going to review their security camera to determine if the specific vehicle can be identified. Tom & Ron's have also been contacted to replace a mailbox door that has fallen off.

Covenant Violation Log - Property Management noted 20 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. A boat in the driveway of 2327 S. 183rd Circle has been removed as

requested. A letter was also sent to the homeowner at 1304 S. 185th Circle regarding painting of the residence without DRB approval. The Board discussed the on-going problem with homeowners having contractor signage on their lawns. Homeowners were reminded this is a covenant violation in the recent RHOA newsletter. This issue will continue to be an on-going area of focus in future newsletters.

Homes for Sale/Closings – Updated information was presented to the Board. The Board requested Property Management to show the sold price per square foot on future reports.

Communication Log – No items/issues were reviewed.

Design Review Board (DRB) Log & Update

Fifteen homeowner approval requests were submitted to the DRB between the April/May meetings. Eight requests have been approved with the remaining seven in- progress.

Security Reports

The Board reviewed Crime Mapping data for April 14th thru May 11th, noting one aggravated assault in the 2200 block of 181st Circle.

New Business

The Board set the date for the annual RHOA Ice Cream Social for Sunday, September 12th. Property Management will initiate a review of past year's planning information for this event.

The Board reviewed a homeowner concern regarding tree replacement along 192nd Street across from the location of the new Aldi store, noting trees here are on City of Omaha property. The Homeowner will be contacted and told to contact the City regarding planting additional trees in this area.

NEXT MEETING.

The next Board meeting is scheduled for June 9 2021 at Shadow Ridge Country Club. Adjournment at 7:30 pm. Minutes submitted by Amy Freeman, RHOA Secretary