

**The Ridges Homeowners Association
Minutes for November 15, 2020
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 Chris Holder, Garrett Anderson, Bill Wax, Dustin Heng, Chris McDonald and Amy Freeman. Cara Woosley and Beth Krolikowski, PJ Morgan property managers were also present. Jeff Wilson was absent.

Guests/Homeowner Concern – the Board welcomed Lamb Property Management representatives as guests. Lamb represents Whispering Hollow. The residents of Whispering Hollow would like to add Christmas lights to their two entrances (off Shadow Ridge Drive and 187th Street). They requested the RHOA contribute to this project as well as approve the project. Amy Freeman noted in the past only lights at the main entrances to the Ridges has been funded as a part of the RHOA budget, not the individual sections of the Ridges. Chris Holder informed Lamb the RHOA does not have any dollars budgeted for this project in 2020. The Board thanked the guests and informed them they would subsequently discuss the request and follow-up with them.

The Board discussed this request and noted per the lack of dollars available and the precedent already established to not fund any lighting at the entrances of the sections of the neighborhood to deny the request for funds. The Board approved the request for lighting in a similar style as that of the main entrances. Property Management will follow-up with Lamb on this decision.

Approval of Minutes & Action Item Review

October board minutes were reviewed and approved as submitted. The Board welcomed Cara Woosley and Beth Krolikowski with PJ Morgan, who will be the RHOA assigned property managers for the future, as Gloria Black, previous property manager has resigned her position. Chris noted he met with the new owners of PJ Morgan (Ryan Ellis and Susan Clark) and reviewed responsibilities of the property management contract. The October Action Item List was reviewed. Chris Holder reported on his conversation with Scott Meyerson regarding the title report for the home under construction on Shadow Ridge Drive. It was noted there is a 30-foot easement on Shadow Ridge Drive. Unfortunately, the RHOA will have to pay for the cost of the sprinkler repair. Chris also reported this new home is considered a part of the RHOA, subject to dues and covenants. Chris reported he spoke to Justin Shanahan, with SRCC regarding the sold sign that has been on the lot near 186th/Shadow Ridge Drive for several months – Justin agreed to remove the sign. Chris also clarified with Mr. Shanahan that as a representative on the Design Review Board he cannot speak for the RHOA Board of Directors on matters pertaining to permitting/planning. It was agreed to carry over to the December meeting the discussion regarding the role of the Design Review Board and their authority/relationship to the RHOA Board of Directors. Beth reported the replanting of trees, previously approved by the Board will be completed by All Trees in the spring of 2021. Beth also reported homeowner Ruskin on 185th Circle is aware of the concerns regarding their recent driveway removal project and the failure to remove a portion of the concrete apron between the sidewalk/curb and has agreed to remove the apron in the spring of 2021. Beth was asked to follow up with the homeowner in Cherry Ridge to ensure the volleyball court set up on RHOA property has been removed (Gloria had previously been asked to contact this homeowner),

Treasurer's Report

The Board reviewed the October 2020 financials. Key observations were as follows:

- Total Revenue for the month was \$5K from homeowner dues payments. It was noted homeowner dues payments are caught up to planned receipts, YTD.
- Total Expenses for the month were \$97K. Grounds Upkeep was over budget in October but is on track for 2020 at \$212K. Utilities (MUD) was over budget with a \$19K water bill in October. Sign repair for the damaged sign in Saddle Ridge was \$2.8K over budget.
- Starting cash (YTD) October 2020 was \$81K and ending cash was \$121K. Projected 2020 year-end cash is currently trending around \$72K.
- The Board reviewed Cherry Ridge pool expenses for October, which were approximately \$10K. Current cash on-hand is \$26K.

The Board reviewed the homeowner delinquency list, noting 12 homeowners are delinquent with a total of \$9K outstanding YTD.

Bids/Proposals

No items were reviewed.

Property Manager's Report

Administration, Grounds and Maintenance – No items reported

Covenant Violation Log – Beth noted 25 homeowners were issued letters in October, with signage violations being the most noted violation.

Homes for Sale/Closings – Updated information was presented to the Board. Average price per square foot of sold properties was \$202.55, with a median of \$173.24.

Communication Log – No items/issues were reviewed.

Design Review Board (DRB) Log & Update

Fourteen requests were submitted to the DRB for approval during October 2020, with primary requests being for roof/window replacement, exterior painting, and landscaping changes.

Security Reports

The Board reviewed five security reports, along with Crime Mapping data. Property Management will contact the officers to reduce the frequency of patrols, as has been previously done during winter months.

Unfinished Business

Bill Wax noted their may have been mis-steps in the past regarding the DRB approval process and communication with the homeowners as to the status of their request. Beth noted she has begun dialogue with homeowner Cornwell regarding their project and will report back to the board next month.

The Board discussed continued violations of covenants and the process for ensuring homeowners are aware of the covenants and homeowner responsibilities. At the time of closing, each homeowner acknowledges they are received a copy of the covenants. It was discussed there is little the Board can do regarding homeowner covenant violations, without incurring significant legal expense. The Board agreed the quarterly newsletters should continue to focus on educating homeowners on the covenants.

New Business

Jeff Hultgren presented the 2021 Budget for approval. The biggest concern is the continued expense for water being over budget, despite efforts to rezone sprinklers and cut back on water use. Matt McClelland and Paul Kenny will be asked to develop a plan of action and present it to the Board at the December or January meeting.

After discussion, the Board voted to approve the 2021 Budget as presented, and to hold homeowner dues steady at \$500/property.

NEXT MEETING.

The next Board meeting is scheduled for December 9, 2020 at Shadow Ridge Country Club. The Board will make a decision by the first week of December as to whether to conduct the meeting or to skip the December meeting.

Adjournment at 8:22 pm, followed by Executive Session of the Board. Minutes submitted by Amy Freeman, RHOA Secretary

