

**The Ridges Homeowners Association
Minutes for November 10, 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, Bill Wax, Jeff Wilson, Chris McDonald and Amy Freeman. Beth Krolikowski, PJ Morgan property manager, was also present.

Guest Presentation/Q&A

Ryan Ellis, CEO of PJ Morgan Real Estate was introduced to each of the RHOA Board Members. Ryan shared some of his background including that he is an Omaha native and Creighton graduate, with a real estate education. Ryan began working as an intern at PJ Morgan at age 20 in the Property Management division. In 2019, Ryan and his partner Susan Clark, who previously had been with Deeb Real Estate, purchased the company from PJ Morgan. PJ retired in 2020. They manage approximately 150 associations, with the Ridges in the top 5 of the largest associations managed. The company has over 100 employees and over 65 agents on the real estate side. Ryan apologized for not informing the Board of the change in ownership – it was a smooth transition. He also explained the new operational software that is now in place for property management and accounting functions. Ryan also mentioned his desire to see the company expand into greater maintenance at a per hour rate for customers. At the request of the Board Ryan detailed the financial controls in place including: 1) verifying vendor insurance, 2) invoices sent to Property Management are entered into AppFolio, reviewed by the Accounting Department, and checks signed by one of the two partners, and 3) monthly financials are issued to clients. Jeff Hultgren inquired if financial data can be sent in Excel – Beth will obtain an answer. Ryan was asked if he would be willing to attend the annual RHOA meeting for homeowners, held in the summer and he agreed to do so. Ryan also informed the Board his goal for the company was to expand to areas outside of Omaha in 2022.

Approval of Minutes & Action Item Review

October 2021 board minutes were reviewed and approved as submitted. The October Action Item List was reviewed, noting the following items: 1) Jeff Hultgren forwarded the beginning/ending cash position of 2020 to Property Management for minutes of the annual meeting; 2) Property Management followed-up with Matt McClellan regarding the brown grass patches on Shadow Ridge Drive; 3) Property Management notified Justin Shanahan of the options for the location of the mailbox for his new home on Shadow Ridge Drive; 4) Property Management will email estimates on tree planting at the entrance to Cherry Ridge; 5) The sign for Cherry Ridge is now lit with solar lighting, 6) Justin Shanahan was asked to remove the large contractor sign at the site of his new home under construction and he has complied with that request; 7) Liens have been filed on two properties in South Ridge with delinquent dues; 8) Property Management will email out to the Board the estimate for repair of the monkey bars at the park on Center Ridge; 9) The LL&B 2022 contract was mailed out to Board members and approved; 10) Chris Holder spoke with Paul Kenny at LL&B regarding performance concerns in 2021; 11) Property Management contacted Elkhorn Lawn regarding the Holiday lighting contract; 12) Ryan Ellis, PJ Morgan CEO was invited to attend the November board meeting; 13) Signage at the entrances posed by CORE has been removed as requested.

Treasurer's Report

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

August 2021

- Total Revenue for the month was \$1060 from homeowner dues payments; YTD dues collections are now on-budget for 2021.
- Total Expenses for the month were \$50K, approximately \$10K over budget; YTD expenses are \$11K over budget; Jeff noted mailbox repair expenses represented \$10K of the budget variance.
- Beginning cash position for 2021 was \$70K and projected ending cash is \$67K.

- The Board reviewed the homeowner delinquency list, noting a total of \$8488 in delinquent dues and \$1700 in delinquent dues for Cherry Ridge Pools.

Property Manager's Report

Administration – Property Management emailed the Board the comparison of the 2021 and 2022 Lawn Land & Beyond contract.

Grounds – Property Management reported Tom & Ron's have been contacted regarding building a mailbox at 2424 S. 182nd Circle. Holiday lighting estimates were sent to Amy Freeman for review prior to the Board Meeting.

Maintenance Log – Property Management reported the mailbox concrete is falling off at 2656 S. 191st Circle – Tom and Ron's have been contacted to get an estimate on repairs.

Covenant Violation Log - Property Management the following covenant violations: Numerous trash cans visible, along with contractor signs. Homeowners have been issued letters. Additionally, a letter was issued to the homeowner at 2501 S. 191st Circle regarding the trailer in the driveway

Homes for Sale/Closings – Two residential properties are pending sale at this time, with list prices between \$450-\$650K. Two properties were sold with an average sale price of \$348.35 per square foot.

Communication Log – No items/issues were reviewed.

Design Review Board (DRB) Log & Update

Homeowners at 18523 Shadow Ridge Drive were contacted regarding their current construction project and the fact that the project was not approved by the DRB. Five homeowner approval requests were submitted to the DRB since the October 11th Board meeting. All requests have been approved.

Security Reports

The Board reviewed Crime Mapping data for October 12- November 8th, noting 3 acts of criminal mischief and theft.

Old Business

No items reviewed.

New Business

The Board reviewed the proposal for holiday lighting as submitted by Elkhorn Lawn, along with the proposal to add additional holiday lighting at the Pinehurst entrance. After discussion the Board voted to approve both proposals.

The Board reviewed the draft budget for 2022, noting the large capital expense of approximately \$40-\$50K for the installation of a new well in March. The Board will approve the budget at the December meeting. The Board discussed a potential dues increase of \$50 per homeowner for 2022, as well a potential assessment of \$50 per homeowner for the capital well project. A final vote will be taken at the December meeting.

NEXT MEETING.

The next meeting is scheduled for December 8th at Shadow Ridge Country Club.

Adjournment at 8:04 pm. Minutes submitted by Amy Freeman, RHOA Secretary