

**The Ridges Homeowners Association
Minutes for November 3, 2023
Shadow Ridge Country Club**

Call to Order at 630 pm

Board President Chris Holder called the meeting to order. Board members present included Amy Freeman, Jeff Hultgren, Chris McDonald, Todd Misselt, Debbie Lutton, Dustin Heng and Jeff Wilson. Adam Cockerill was absent. Cara Woosley, with the PJ Morgan property management team was also present.

Audio Call w/ Matt McClellan with McClellan Irrigation

Matt discussed the following proposed improvements/repairs: 1) 184th/Shadow Ridge Drive – missing two rotors (has been this way for many years) – board voted to leave as is; 2) Cherry Ridge to 183rd – 2 rotors need repair at a cost of \$200-\$300 – board voted to repair; 3) Shadow Ridge Drive west of 4 corners – 2 rotors need repair at a cost of \$600 – board voted to approve. The Board discussed the return on investment on the well installed last year – it has proven to be effective. The Board discussed the process for repairing/replacing sprinkler-related issues and the service charges for replacing sprinkler heads. The Board voted to require all repairs to be monitored and approved by Treasurer, Jeff Hultgren, prior to work being completed by McClellan Irrigation.

Approval of Minutes & Action Item Review

October Board Meeting Minutes were reviewed and approved. The October Action Item List was reviewed and the following items noted: 1) DRB minutes will now be included on the web-site, along with the monthly Board Minutes; 2) Financials (previously not included) were added to the September minutes; 3) Letters were issued to 3 homeowners in violation of covenants/maintenance-related issues; 4) RHOA attorney contacted the attorney for the homeowner on Gold Circle in violation of covenants (carport) and advised the lawsuit will proceed if plans are not submitted to the DRB within one month (deadline approaching next week); 5) Final pool budget was distributed to Board members; 6) 2024 draft budget was completed by Jeff Hultgren for Board discussion; 7) Foreclosure proceedings were initiated for homeowners Adams and Ashari; 8) LL&B was contacted to request a plan for neighborhood flowers for 2024 for Board approval; 9) the Lake Quality Contract was researched and a copy of the contract provided for the November meeting; 10) PJ Morgan marketing provided a homeowner letter for Board discussion regarding the potential Covenant modification drive; 11) Debbie Lutton and Chris Holder volunteered to meet with the RHOA attorney the first week of December to discuss how to modify language in the Covenants.

Treasurer's Report

Jeff Hultgren presented the October 2023 Financial Review, noting the following: Total Income was -\$224. YTD Income is lagging budget by \$11K (homeowner dues delinquencies). Total Expenses were \$79K. YTD Expenses are \$32K over budget, primarily due to overages in Utilities and Grounds/Upkeep/Repair. 2023 Beginning Cash was \$41K. Projected 2023 Year End Cash is currently \$43K.

The Board reviewed the Homeowner Delinquency list. Currently 16 homeowners remain delinquent. Homeowner McGonigal will be contacted and if payment is not forthcoming, the Board agreed to begin foreclosure proceedings.

The Board reviewed the proposed 2024 Budget, noting with the continued increases in almost every category a dues increase will be necessary. It was proposed that homeowner dues be increased to \$700, noting the importance of explaining the reason for the increase in the letter to homeowners.

The Board reviewed the proposed 2024 Cherry Ridge Pool Budget, noting the committee will meet in early 2024 to discuss. A dues increase may be required as a result of maintenance repairs that need to occur.

Property Manager's Report

Admin Log – 1) PJ Morgan reached out to Farmer's National to obtain a copy of the 2024 contract for review; 2) Confirmed with Elkhorn Lawn that Holiday lighting will be installed prior to Thanksgiving; 3) Discussed Covenant language with the RHOA attorney, who requested a meeting with the Board to discuss.

Grounds Log – 1) discussed clean-up at the park with LL&B; 2) confirmed flower selections/pricing for 2024 with LL&B.

Maintenance Log – 1) working with Bianco Electric on entrance sign to Cherry Ridge (off 180th), which is not working; 2) plan to relocate additional Cherry Ridge sign on Shadow Ridge Drive that was impacted by recent construction of new home.

Covenant Violations – 18 homeowners were contacted over the previous month for covenant violations. Primary violations were visible trash cans, contractor signage, and dumpsters in driveways. Other major covenant violations (listed below) were discussed by the Board.

- 1) 18611 Gold Circle – carport violation – plans are due to DRB by next week
- 2) 1612 S 186th Circle – lattice installed over current fence – demand letter has been issued by the RHOA attorney.
- 3) 1313 S 184th Circle – dumpster/porta potty in driveway for over a year – Homeowner was asked to please complete project and remove within 69 days.
- 4) 2219 181st Circle – shed in backyard – demand letter has been issued by the RHOA attorney.
- 5) 1505 S 181st Street – state of disrepair – demand letter has been issued by the RHOA attorney.

Homes for Sale/Closings – Information was presented by Property Management indicating 1 property sold, 4 properties pending and 1 property active. Price per square foot for home sold was \$180.93.

Design Review Board (DRB) Log & Update

3 requests were submitted during October/November. 2 requests were approved and 1 denied (treehouse construction request – not allowed per Covenants).

Security Reports

The Board reviewed Crime Mapping data October 10th thru November 6th, noting there were no reports of crime within the Ridges.

Bid Review/Approval

The updated proposed two-year contract from Lawn Land & Beyond was presented to the Board, noting changes were made per the request from the previous Board meeting.

The Board reviewed the current and new proposed contract for Farmers National for lake management services. The Aquatic Weed Control Program for 2024 and the Outlet Clearing for 2024 were approved.

Old Business

The Board discussed the potential project to amend the existing covenant and reviewed the modified draft of a letter to homeowners, composed by the PJ Morgan Marketing Department. After considerable discussion the Board voted to table the project.

Next Meeting

The next meeting is scheduled for December 13, 2023, at Shadow Ridge Country Club.

Adjournment at 8:12 pm. Minutes submitted by Amy Freeman, RHOA Secretary