

**The Ridges Homeowners Association
Minutes for October 12, 2022
Shadow Ridge Country Club**

Call to Order at 632 pm

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

Approval of Minutes & Action Item Review

September Board Meeting Minutes were reviewed and approved. The September RHOA Action Item List was reviewed and the following items noted: 1) Property Management reported they contacted Color Creations to discuss design/.printing of the RHOA newsletter – after discussion it was decided to continue having Anderson Printing print the newsletter; 2) Lawn Land & Beyond provided a bid of \$125 to mow the area adjacent to 180th Street between the fences behind South Ridge – the Board voted to accept this proposal and have mowing completed every 4 weeks during the season – PJ Morgan will bill back the appropriate homeowners as this is their responsibility; 3) McClellan Irrigation was contacted regarding sprinklers at entrance to Cherry Ridge which are watering new elm trees; 4) Parts for the replacement of the pond pump have not been received – this repair will be completed in Spring 2023 – the Board requested additional competitive bids be obtained for this project; 5) Liens have been placed on 5 properties that are delinquent in payment of Cherry Ridge pool dues for 2022; 6) a claim has been filed with the RHOA insurer regarding the damage to the signage at the entrance to Fairway Ridge; 7) J. Hultgren forwarded copies of sprinkler invoices to the Board – the Board requested McClellan Irrigation be notified to provide more detailed information on invoices submitted; 8) J. Shanahan has been billed back as requested for work done relating to sprinkler damage during construction of his new home – he has responded he feels the charges are excessive – more research will be completed and a meeting with Mr. Shanahan scheduled; 9) Property Management provided pricing details received from irrigation companies – this will be discussed further at the November meeting; 10) Liens have been placed on homeowner properties are delinquent in dues payments in amounts exceeding \$600; 11) Property Management reported they completed a drive thru of the neighborhood with All Trees – a map showing all trees that require replacement is being finalized – upon completed the Board will discuss a plan to address all issues; 12) Elkhorn Lawn has been notified of acceptance of their proposal for 2022 Holiday lighting – lights will be up the week of Thanksgiving; 13) Property Management provided the Board with a vendor listing/contracts as requested at the September meeting. The Board briefly discussed these contracts.

Treasurer's Report

The September 2022 Financial Review was provided via email to Board members prior to the meeting – The following was noted:

Income - \$2.5 (YTD income is \$7K below budget)

Expenses - \$73K (YTD Expenses are \$40K unfavorable as a result of additional sprinkler

expense, December storm clean-up in January 2022 that was not budgeted, repair of sign at Fairway Ridge, and well expense)

It was noted we should recoup some insurance dollars for the sign repairs)

Beginning Cash (September) - \$202K

Ending Cash (September) - \$131K

Beginning Cash (2022) - \$70K

Projected Year-Ending Cash (2022) - \$52K

The Board reviewed the homeowner delinquency list noting 27 homeowners that are over 30 days delinquent in dues/interest payments, totaling \$18K. As previously approved, liens have been placed on any properties that are delinquent in dues with amounts exceeding \$600. Five homeowners continue to be delinquent on Cherry Ridge pool dues – liens have also been filed on these properties.

Property Manager's Report

Admin – Property Management is obtaining bids from insurers for the annual RHOA policy; these will be sent out via email and voted on by the Board.

Grounds – Property Management contacted the builder of a new home in South Ridge regarding the amount of trash accumulated on/around the construction site.

Maintenance – A mailbox was damaged on Shadow Ridge Drive – Ron & Tom's was contacted for repair. The lighting at the entrance on Shadow Ridge Drive was not working – electricians were contacted. McClellan Irrigation was contacted regarding issues with water standing on the baseball field.

Covenant Violation Log - Property Management reported letters were issued to 33 homeowners for violations from September 15th thru October 11th. Political signage is becoming an issue – homeowners will continue to be notified that political signage is in violation of RHOA covenants.

Homes for Sale/Closings – No information was included or discussed.

Communication Log – No items/issues were reviewed.

Property Management was contacted regarding complaints received regarding a home in the neighborhood that is unsightly and requires significant repair; A Board member volunteered to follow-up with the homeowner and report back to the Board.

Design Review Board (DRB) Log & Update

Two homeowners submitted requests from the previous meeting. One request has been approved and one is pending, awaiting further info from the homeowner. The DRB is scheduled to meet on November 9th.

Security Reports

The Board reviewed Crime Mapping data for September 14th thru October 11, 2022.

Old Business

No items were discussed.

New Business

The Board discussed beginning an analysis of potential gating of areas of the neighborhood. Board member Adam Cockerill will take the lead on this project and provide follow-up at a future meeting.

NEXT MEETING.

The next meeting is scheduled for November 9th, 2022 at Shadow Ridge Country Club.

Adjournment at 8:21 pm. Minutes submitted by Amy Freeman, RHOA Secretary