

**The Ridges Homeowners Association  
Minutes for October 14, 2020  
Board Meeting  
Shadow Ridge Country Club**

**Call to Order at 6:40 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. Gloria Black, PJ Morgan property manager was also present. Jeff Hultgren and Jeff Wilson were absent.

**Approval of Minutes & Action Item Review**

September board minutes were reviewed and approved as submitted. The September Action Item List was reviewed. The Board discussed the continued issue with the home under construction on Shadow Ridge Drive and the damaged sprinklers, which has resulted in dead grass along Shadow Ridge Drive. Chris reported the RHOA attorney should report soon on the title report for this property and whether the RHOA has a landscape easement. Additionally, it is being researched whether this new lot is a part of the RHOA, subject to dues and covenant requirements as are the other lots in the subdivision. Gloria reported she has worked with Hyper-Mart to get past Board minutes uploaded to the RHOA web-site. Garrett reported the fall newsletter has been completed and will include a list of homeowner addresses with delinquent dues. The Board discussed the on-going need to continue to highlight covenant violations, particularly regarding contractor/political signage in future newsletters. Gloria reported she has added information on the delinquent dues spreadsheet to show the total number of months a homeowner is delinquent to make it easier for the Board to identify when foreclosure procedures should be initiated. She also reported homeowner Frasier has been notified of the Board's approval to replace trees per their request and the homeowner who placed a volleyball court and trampoline on RHOA property in Cherry Ridge has been sent a letter. Gloria and Chris reported the meeting with the new owners of PJ Morgan has not been scheduled, but will be scheduled within the next month. Gloria noted the spreadsheet inadvertently omitted from the September Board packet was emailed to all Board members for review. The Board discussed the on-going issue with the corner of 180<sup>th</sup>/181<sup>st</sup> and it was noted the City of Omaha cut the area with all the weeds after numerous Board members placed calls to the City to report the issue. Gloria indicated All-Trees has requested waiting until Spring to plant replacement trees (as previously approved by the Board) and the Board approved this request. Amy reported Elkhorn Lawn Care was notified regarding Board acceptance of their bid to provide holiday lighting at the main entrances of the subdivision. Amy noted ELC has been asked to have installation completed to initiate lighting the weekend following the Thanksgiving holiday.

**Treasurer's Report**

The Board reviewed the September 2020 Financial Review. Key observations were as follows:

- Total Revenue for the month was \$6K from homeowner dues payments. It was noted homeowner dues payments are only \$6K from planned receipts, YTD.
- Total Expenses for the month were \$25K. Utilities was noted as being over budget for the month of September; however, they are on-plan YTD. It was noted Social Expenses are approximately \$5K below plan as a result of the cancellation of several major events.
- Starting cash for September 2020 was \$234K and ending cash was \$214K. Projected 2020 year-end cash is currently trending upward of \$100K.
- The Board reviewed Cherry Ridge pool expenses for September, which were approximately \$10K. Current cash on-hand is \$36K.

The Board reviewed the homeowner delinquency list, noting 14 homeowners are delinquent with a total of \$10.6K outstanding YTD.

**Bids/Proposals**

No items were reviewed.

## **Property Manager's Report**

Administration, Grounds and Maintenance – No items reported

Covenant Violation Log - Gloria noted 30 homeowners were issued letters in September, with signage violations being the most noted violation.

Homes for Sale/Closings – Updated information was presented to the Board. Amy requested a column be added to this report to identify the price per square foot that the home sold for and Gloria indicated she would add this to the report.

Communication Log – No items/issues were reviewed.

## **Design Review Board (DRB) Log & Update**

Fourteen requests were submitted to the DRB for approval during September 2020, with primary requests being for roof replacement. Five requests are pending approval and awaiting additional information.

## **Security Reports**

The Board reviewed Security invoices for July 25<sup>th</sup> through September 26<sup>th</sup>, along with Crime Mapping data. A misdemeanor assault was noted in the 2400 block of S. 183<sup>rd</sup> Circle.

## **Unfinished Business**

The Board discussed the follow-up from the Planning Commission for Omaha/Zoning Board of Appeals – Bill Wax attended the meeting and noted the Zoning Board was supportive of the Design Review Process, and rejected a homeowner waiver request, due to the fact the homeowner did not follow the correct process of initially requesting approval from the Design Review Board. Bill noted that Justin Shanahan, of Shadow Ridge Country Club, contacted the Omaha/Zoning Board of Appeals prior to the meeting. The outreach by Mr. Shanahan was taken by the Omaha/Zoning Board of Appeals that Mr. Shanahan was representing the RHOA. Chris Holder was asked to speak to Mr. Shanahan.

## **New Business**

The Board discussed a problem with a homeowner at 1310 S. 185<sup>th</sup> Circle, who did not follow the DRB procedural process and painted their home essentially the same colors as the home at 1304 S. 185<sup>th</sup> Circle, who did follow the correct process. The Board discussed this issue at length, with several board members expressing on-going frustration with homeowners who do not follow design review procedures. The homeowner at 1304 S. 18<sup>th</sup> Circle has submitted a new request to the Design Review Board to re-paint their home. The Board asked the DRB to expedite this request. The Board also agreed future newsletters need to focus attention on informing homeowners of the appropriate processes regarding home design/landscape modifications.

The Board discussed meeting with PJ Morgan to discuss the current property management agreement and were informed that PJ Morgan Real Estate was sold to Ryan Ellison and Susan Clark, approximately one year ago. Several Board members expressed frustration regarding the lack of communication regarding the sale of the company to the Board, as a client of PJ Morgan. The Board agreed a meeting with the new owners should occur as soon as possible.

## **NEXT MEETING.**

The next Board meeting is scheduled for November 11, 2020 at Shadow Ridge Country Club.

Adjournment at 8:20 pm, followed by Executive Session of the Board. Minutes submitted by Amy Freeman, RHOA Secretary