

**The Ridges Homeowners Association
Minutes for October 13, 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, and Amy Freeman. Chris McDonald was absent. Beth Krolikowski, PJ Morgan property manager, was also present.

Approval of Minutes & Action Item Review

July 2021 board minutes and minutes for the Annual homeowner's meeting were reviewed and approved as submitted. The July Action Item List was reviewed, noting the following items: 1) Property Management noted a bid of \$2600 was received for the electrical work required for installation of a new well. The cost of installation of the new well is \$35K, which does not include the cost of the discharge pipe. The total estimate for the new well is estimated at \$40K. The Board discussed the project which is scheduled for Spring 2022; 2) Property Management presented some lockable mailbox options to the Board. The Board agreed funds are not available to replace all mailboxes at this time; however, homeowners can be provided this option if they want to replace their current insert with a lockable option, noting it would be at the homeowner's expense; 3) The Board discussed the ongoing issue with the Cherry Ridge sign on Shadow Ridge Drive that is supposed to be lighted (SRCC is responsible for this repair as they agreed to do so when the new lot was created). The Board asked Property Management to follow-up for a second time with Justin Shanahan and ask that the light be installed by the end of October; 4) Property Management reported on the tree planting done by ShurLawn and noted less trees than previously approved were planted, Property Management was asked to follow-up with ShurLawn on planting of trees at the entrance to Cherry Ridge on 184th Circle; 5) Property Management reported they sent out emails to Cherry Ridge residents reminding them the pools are pedestrian only; 6) Property Management sent out reminders for the Annual Homeowner's Meeting and the Ice Cream Social as previously directed; 7) the Board discussed the on-going issue with lots in South Ridge not being mowed and agreed that Property Management would contact the City of Omaha on any lots higher than 18 inches tall.

Treasurer's Report

The Board reviewed August and September 2021 financials. Key observations were as follows:

August 2021

- Total Revenue for the month was \$442 from homeowner dues payments; YTD dues collections are now on-budget for 2021.
- Total Expenses for the month were \$51K, approximately \$11K 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 August 2021 Cherry Ridge pool budget, noting income YTD is approximately \$2.6K below budget; however, expenses continued to be under budget for August. Jeff noted we are still awaiting final invoices for the pools.

September 2021

- Total Revenue for the month was \$575 from homeowner dues payments; YTD dues collections are now on-budget for 2021.
- Total Expenses for the month were \$27.5K, approximately \$9K below budget; YTD expenses are \$2.5K over budget; Jeff noted MUD expenses represented \$6K of the budget variance.
- Beginning cash position for 2021 was \$70K and projected ending cash is \$76K.

Property Manager's Report

Administration – The Board discussed a request from a homeowner to provide funds and notifications via the website and NextDoor regarding the mail carrier, who is retiring at the end of October. The Board discussed and determined RHOA funds should not be appropriated for this cause – Property Management will notify the homeowner.

Grounds – Property Management reported homeowner concerns regarding sprinklers running continuously in several areas and that McClellan Irrigation was contacted. A homeowner reported an issue with the playground equipment and exposed footings at the park – a bid provided by Precise Solutions was reviewed and approved by the Board to complete the maintenance on this item.

Maintenance Log – Property Management reported on a couple of mailbox issues/repairs. The Board also discussed how expenses for new mailboxes are assigned, noting the homeowner is responsible for the cost of a new mailbox and also contacting USPS for approval/location of the mailbox. The Board agreed mailbox repairs will continue to be funded by the RHOA as is previously done.

Covenant Violation Log - Property Management the following covenant violations: 1) party bus parked in driveway, 2) trash cans visible in driveway, 3) vehicle parked in side yard, 4) flashing holiday type lighting on one home, 5) construction materials in the street, and 6) two construction projects that are occurring that were never submitted to the Design Review Board for approval. In all cases, homeowners were issued letters regarding these violations. The Board also discussed publishing a summary of covenant violations with homeowner addresses in the next RHOA Newsletter.

Homes for Sale/Closings – Three residential properties are pending sale at this time, with list prices between \$525K and \$1.6M. Three properties were sold with an average sale price of \$274.34 per square foot.

Communication Log – No items/issues were reviewed.

Design Review Board (DRB) Log & Update

Thirty homeowner approval requests were submitted to the DRB since July. 29 requests have been approved and one was denied.

Security Reports

The Board reviewed Crime Mapping data for September/October noting several acts of criminal mischief and theft. One theft of a motor vehicle was noted in the 2200 block of 191st Street.

Old Business

The Board briefly discussed the Ice Cream Social held in September and agreed it was a successful event. The Dairy Chef ice cream sandwiches were well received.

New Business

The Board asked Property Management to obtain a bid from Elkhorn Lawn for holiday lighting, and to request a bid to potentially add holiday lighting at the entrance to Fairway Ridge/192nd Street. The lighting should be operational the day after Thanksgiving.

The Board reviewed the bid from Lawn Land and Beyond for 2022. Property Management was asked to email the Board a copy of the previous contract/pricing for comparison. A vote on the 2022 contract will be completed via email. The Board also discussed a few concerns to address with Paul Kenny prior to signing the contract. Chris Holder will contact Paul to discuss.

A Board member asked that the new owner of PJ Morgan be invited to the next Board meeting as many have not met the new owner.

NEXT MEETING.

The next meeting is scheduled for November 10th at Shadow Ridge Country Club.
Adjournment at 8:04 pm. Minutes submitted by Amy Freeman, RHOA Secretary