

**The Ridges Homeowners Association
Minutes for October 11, 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 and Jeff Wilson. Adam Cockerill, Dustin Heng and Debbie Lutton were absent. Billy Clark, with the PJ Morgan property management team was also present. Homeowner Richard Horstman was present. Matt McClellan, with McClellan Irrigation was asked to attend but could not attend – he will be asked to attend the November meeting.

Homeowner Concerns

Homeowner Robert Horstman attended the meeting and expressed concerns regarding: 1) inaccurate March 2023 minutes, which stated the Design Review Board had approved a carport, which was inaccurate; 2) concerns regarding homeowners violating the covenants with sheds in backyards and the role of the DRB/Board with dealing with these violations; 3) concerns regarding dead trees in the neighborhood; 4) concerns regarding the area between Center Ridge Drive and L Street between fences of homeowners in South Ridge and the retaining wall/fence maintained by the City of Omaha. The Board discussed each of these issues and explained the Board's position on each item. Mr. Horstman requested that a list of projects submitted to the DRB be published with the monthly minutes – the Board agreed to publish this document. Several board members explained to Mr. Horstman the limitations the Board has with respect to homeowners who violate the covenants or do not maintain their homes to the high standard as expected within the Ridges. With limited financial resources and covenants that do not specifically address these items, the Board is limited in both enforcing the covenants and ensuring that homeowners maintain their properties. The Board discussed intentions to potentially update the covenants – Mr. Horstman was asked to participate in this effort and he agreed to do so at a future date.

Approval of Minutes & Action Item Review

September Board Meeting Minutes were reviewed and approved with minor changes. The September Action Item List was reviewed and the following items noted: 1) A revised layout for the 2024 flower plan was obtained from Lawn, Land and Beyond; 2) LL& agreed to levelized monthly billing at the Board's request. All other work will be billed separately; 3) the proposed letter to homeowners regarding potential covenant changes is included in the October Board packet as requested; 4) the meeting with the homeowner/DRB was conducted regarding the carport, which is in violation of the covenants; 5) Chris Holder reported he did not get volunteers for the Ice Cream social as previously planned.

Treasurer's Report

Jeff Hultgren presented the September 2023 Financial Review, noting the following: Total Income was \$875. YTD Income is lagging budget by \$11K (homeowner dues delinquencies). Total Expenses were \$41K. YTD Expenses are \$2K below budget. Jeff noted a negative \$8K water bill variance, due to a problem with the pump, which resulted in use of city water. This reinforces the significance of the new well in saving water

usage/cost. The pump has been repaired and the well is working as planned. 2023 Beginning Cash was \$41K. Jeff also noted the RHOA has spent \$13K YTD on mailbox repair. The Board discussed turning mailbox repair over to individual homeowners but decided not to proceed. Jeff is currently projecting Year End Cash at around \$70K, if no unexpected expenses are incurred in the remainder of the year.

The Board reviewed the Homeowner Delinquency list. Currently 18 homeowners are delinquent. The Board approved moving forward with foreclosure proceedings on homeowners Adams, McGonigal, and Ashari.

Property Manager's Report

Legal Issues/Follow-up – The Board voted to proceed to issue letters from the RHOA attorney to three homeowners regarding covenant violations and maintenance issues. These homeowners have each been previously contacted by PJ Morgan regarding these issues.

Covenant Violations – 20 homeowners were contacted over the previous month for covenant violations. Primary violations were visible trash cans, contractor signage, and dumpsters in driveways.

Homes for Sale/Closings – Information was presented by Property Management indicating 2 properties sold, 2 properties pending and 2 properties active. The Board noted the information presented was not up to date as there are homes not included on the list that have sold during the past month. Price per square foot for homes sold ranged from \$150 sq ft to \$190 sq. ft.

Design Review Board (DRB) Log & Update

3 requests were submitted during September with all 3 approved by the DRB. These requests were for painting and roofing.

Security Reports

The Board reviewed Crime Mapping data for September 13 thru October 10, noting there were no reports of crime within the Ridges. The Board noted the information presented was incomplete as board members were aware of a break in that was not shown on the report.

Bid Review/Approval

The Board reviewed the proposed two-year contract from Lawn Land & Beyond, noting the 17% increase in pricing over previous years. After discussion the Board voted to approve the 2024/2025 contract; however, the Board will plan to extend requests for proposals for lawn maintenance in 2025 to ensure fairness in the bidding process.

Old Business

The Board discussed the continued covenant violation by the homeowner at 18611 Gold Circle with the construction of a carport, that violated the Covenants. A meeting was held

in September with the homeowner and members Freeman, Stanek, Cockerill, and Shanahan from the DRB. The homeowner agreed to provide the DRB with plans for enclosing a portion of the carport for further review. The Board requested that PJ Morgan obtain a copy of the notes taken by the RHOA attorney and disseminate them via email to Board members for review. The Board also will direct the RHOA attorney to contact the homeowner's attorney to request plans be submitted to the DRB within 30 days of this conversation. If no action is taken within 30 days, the Board agreed to proceed with the lawsuit against the homeowner.

Social Events Update

Chris Holder reported the annual Ice Cream Social held on September 10th was successful; however, attendance was down from previous years due to rain. The mini ice cream sandwiches, obtained from Dairy Chef were well received by homeowners in attendance.

New Business

The Board discussed the potential project to amend the existing covenant and reviewed the first draft of a letter to homeowners. It was determined the letter needed additional revisions and agreed upon that PJ Morgan marketing department would be asked to work on letter revision. The Board also agreed the RHOA attorney should begin work on potential modifications to the covenants regarding the three items under consideration: 1) Fines for Non-Compliance with Covenants; 2) Late Fees for Dues Delinquencies and 3) Identification of Home Maintenance Requirements to Meet RHOA standards.

The Board discussed the current expense for management of lake quality. The Board requested PJ Morgan to research/provide a copy of the current vendor contract at the November Board meeting. The current contractor has reduced the monthly cost for lake quality management; however, has discontinued picking up trash from the lakes.

The Board discussed the LL&B proposed flower plan for 2024 and approved the designs submitted for use at 3 of the 4 entrances. It was noted LL&B needs to provide an additional design for the entrance at Center Ridge Drive/180th Street. The Board also will ask LL&B to continue with the flowers utilized at the Four Corners in 2023.

Next Meeting

The next meeting is scheduled for November 8, 2023, at Shadow Ridge Country Club.

Adjournment at 8:55 pm. Minutes submitted by Amy Freeman, RHOA Secretary