

**The Ridges Homeowners Association  
Minutes for September 6, 2023  
PJ Morgan Real Estate-Elkhorn Office**

**Call to Order at 635 pm**

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

**Approval of Minutes & Action Item Review**

August Board Meeting Minutes were reviewed and approved. The August Action Item Lists were reviewed and the following items noted: 1) Contact Lawn, Land, and Beyond on pricing for improvements and 2024 Landscaping Designs-Paul Kenny attended the meeting to discuss landscaping options and pending bids for the HOA 2) Contact Elkhorn Lawns to obtain a bid for 2023 holiday light pricing-pricing will remain the same for 2023 3) Following up with Farmer's National regarding erosion on the northside of the pond 4) Notify the attorney to continue to proceed with the lawsuit on the carport-meeting scheduled with the DRB Board and both attorneys to try and resolve between parties 5) contact homeowner on lattice fencing needs removed or the HOA will proceed with filing a lawsuit 6) Notice to owners at Shadow Ridge Estates to remove the porter potty and dumpster within 60-days -dumpster remove as of the meeting 7) Notify owner on 186<sup>th</sup> Street to remove dead spruce from their property-notice has been sent 8) Shanahan billing portion was paid to McCellan Irrigation-remaining amount is due by the HOA and approved by the Board to finalize and pay 9) Follow up with homeowner in Double Creek Estates regarding the garage construction not being approved by the DRB-owners submitted the request right after the previous Board Meeting 10) Sample letter to the neighborhood about the covenant amendment-will bring to the next Board Meeting when more are in attendance to review and approve 11) Follow up with Dairy Chief to confirm ice cream order for Ice Cream Social Event 12) Reschedule the September Board Meeting to September 6th

**Treasurer's Report**

The August financial review .

**Property Manager's Report**

Admin – Ice Cream Social rentals, volunteers, and ice cream sandwiches were all verified for the day of the event.

Confirmed with Elkhorn Lawns that the holiday light pricing will remain the same for 2023.

Grounds – LL& B was contacted regarding weeds and trash around the park area.

Covenant Violation Log - Property Management reported letters were issued to 24 homeowners for violations in August/September 2023. Violations included visible trash

cans, contractor and other signage, and dumpster in driveways.

Homes for Sale/Closings – Information was presented by Property Management indicating 3 properties sold, 1 properties pending and 2 properties active. Price per square foot ranged from \$183 to \$391.

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

2 requests were submitted during late August and September.

### **Security Reports**

The Board reviewed Crime Mapping data and there was nothing to report for the last 4 weeks.

### **Bid Review/Approval**

The Board reviewed a bids from LL&B for outstanding HOA items such as weed removal, aeration and seeding, and proposal and suggestions for the entrance at 192<sup>nd</sup> and Pinehurst.

### **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.

### **New Business**

A letter was presented to the Board to send out to the neighborhood about the covenant amendment. Board agreed to table until the October Meeting so approval and discussion could include additional Board Members.

### **Next Meeting**

The next meeting is scheduled for October 11, 2023, at Shadow Ridge Country Club.

Adjournment at 7:28 pm. Minutes submitted by Cara Woosley, PJ Morgan Real Estate

### **Executive Session**

No executive session was held.