

**The Ridges Homeowners Association
Minutes for September 14, 2022
Shadow Ridge Country Club**

Call to Order at 630 pm

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

Approval of Minutes & Action Item Review

August Board Meeting Minutes were reviewed and approved with minor changes. The August RHOA Action Item List was reviewed and the following items noted: 1) a meeting of the Design Review Board is being scheduled by Property Management in October. The purpose of this meeting is to review the issue of solar panels that are previously not allowed in the RHOA covenants, along with other areas of the covenants pertaining to the DRB; 2) Lawn Land & Beyond has been notified that the Board would like them to present their plan for annuals to the Board prior to ordering/installing flowers in 2023. Given the number of complaints received regarding the 2022 annuals the Board wants to review the plan; 3) PJ Morgan reported on inquiries regarding printing/distribution cost of the quarterly RHOA newsletter. The estimate provided by Anderson Printing was reviewed. It was requested that PJ Morgan also contact Bill Madden at Color Creative to obtain an estimate. Additionally, PJ Morgan was asked to submit letters to current/previous newsletter advertisers to determine if they are willing to continue to place ads in the quarterly newsletters at a cost of \$100 per half page advertisement; 4) Written documentation of the dues delinquency process as tabled until the October meeting due to the absence of Chris Holder; 5) Amy Freeman reported a meeting of the Cherry Ridge Pool Committee has tentatively been scheduled for Wednesday, October 12th. The purpose of this meeting will be to review 2022 operations/budget and plan for the 2023 budget, including a determination of annual due for Cherry Ridge homeowners; 6) Property Management reported they have submitted a 2nd request to the City of Omaha regarding trees/shrubs on 180th street that require removal. They also noted homeowners whose property backs to 180th Street in South Ridge was sent letters informing them the areas between their fences and the fence at the bottom of the hill on 180th is their responsibility to maintain. 7) Property Management reported the two elm trees at the entrance to Cherry Ridge have been planted. It was noted these new trees are very dry – PJ Morgan will check with McClelland Irrigation to make sure the sprinklers are working in this area and/or special attention is given to watering these new trees; 8) Students were solicited by Chris Holder to work the recent ice cream social at a cost of \$50/each. It was discussed that if sufficient board members can assist with this event in the future this would not be necessary; 9) Property Management reported the new well is operational, following the electrical work required by OPPD; 10) operational issues regarding the fountain repair in the pond was tabled until the October meeting; 11) Cherry Ridge pool dues delinquencies were discussed and the Board agreed to move forward with liens on homes as necessary as a result of these delinquencies.

Treasurer's Report

Jeff Hultgren provided the August 2022 Financial Review noting the following:

Income - \$4K (YTD income is \$11K below budget)

Expenses - \$101K (YTD Expenses are \$10K 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 (August) - \$299K

Ending Cash (August) - \$202K

Beginning Cash (2022) - \$70K

Projected Year-Ending Cash (2022) - \$78K

The Board reviewed the homeowner delinquency list noting 28 homeowners that are over 30 days delinquent in dues/interest payments, totaling \$18K. The Board agreed to move forward with liens on properties for homeowners who are delinquent in dues \$600 or greater.

Property Manager's Report

Grounds – Property Management notified the Board of the following items: 1) Omaha Tree was contacted to remove a dead tree/branches near 1331 S 189th Court; 2) LL& B removed downed limbs in Crimson Ridge and Shadow Lakes; 2) Elkhorn Lawns was contacted to obtain a bid for holiday lighting; 3) the contractor working on the park repairs indicated the part was scheduled to arrive on 8/22 and repairs to be completed immediately – this project should now be completed.

Covenant Violation Log - Property Management reported letters were issued to 27 homeowners for violations from August 11th thru September 13th. Property Management noted the trailer parked in Gold Circle cannot be moved by the current homeowner until the final investigation is completed regarding the death in the home – it should be removed within the next month.

Homes for Sale/Closings – Property Management reported 2 residential active listings and 2 residential pending listings in the neighborhood.

Communication Log – No items/issues were reviewed.

Design Review Board (DRB) Log & Update

Ten homeowners submitted requests August 11th – September 9th. Nine have been approved and one request is pending.

Security Reports

The Board reviewed Crime Mapping data for August 15- September 11, 2022, noting two thefts reported, both at SRCC.

Old Business

The issues with the overgrown landscape along 180th Street continue to be a problem. Although homeowners have been notified it is their responsibility to maintain the areas between the two fences the area remains overgrown and is an eyesore. The Board requested Property Management to reach out to LL&B to obtain an estimate to mow this area. It was discussed whether homeowners can be charged for this work – the Board will revisit this item at the next meeting.

Sprinkler expenses are currently \$13K over budget. Property Management was asked to pull the contract with McClelland Irrigation for review. The Board discussed obtaining proposals for sprinkler maintenance from two or three additional vendors for comparison to the current contract. Additionally, Property Management was asked to bring a listing of all major RHOA contracts with renewal dates to the October Board meeting for review.

Amy Freeman reported that the annual Ice Cream Social, held on September 11th was a great success. She thanked Dustin Heng for his efforts for obtaining ice cream from SYSCO as a result of Dairy Chef not being able to supply the volume of ice cream sandwiches needed. Approximately 400 homeowners attended this event. It was noted that for 2023 additional face painters/balloon artists should be requested. Also, it was noted that Shadow Ridge Country Club should be thanked for allowing the RHOA to store the ice cream sandwiches in their walk-in cooler for several days.

New Business

Property Management submitted two proposals from Lawn Land & Beyond. Amy noted that one of the requests to remove the dead shrubs had already been discussed and LL& B notified to proceed with removal but no new planting of replacement shrubs until further discussion is held on cost of this project.

The bid for holiday lighting was reviewed and approved by the Board. It was noted Elkhorn Lawn did not increase their price for lighting in 2022,

NEXT MEETING.

The next meeting is scheduled for October 12th 2022 at Shadow Ridge Country Club.

Adjournment at 8:02 pm. Minutes submitted by Amy Freeman, RHOA Secretary