

**The Ridges Homeowners Association
Minutes for September 9, 2020
Board Meeting
Shadow Ridge Country Club**

Call to Order at 6:38 pm

President Chris Holder called the meeting to order. Board members present included Chris Holder, Jeff Hultgren, Jeff Wilson, Garrett Anderson, Bill Wax, Dustin Heng, Chris McDonald and Amy Freeman. Gloria Black, PJ Morgan property manager was also present. Paul Kenny, with Lawn, Land and Beyond was present as a guest.

Paul clarified the responsibilities LL&B perform regarding tree maintenance, as per their annual contract – they maintain a 7' clearance off the sidewalk. Paul also reviewed the mowing schedule and noted mowing will go to every other week in the fall. LL&B will aerate and overseed the soccer field, as per contract. The Board commended Paul on his responsiveness and performance YTD.

Approval of Minutes & Action Item Review

August board minutes were reviewed and approved as submitted. The August Action Item List was reviewed. Gloria reviewed a bid provided by Ron & Tom's Repair to repair sidewalks on 184th Circle and 189th Court areas and the bid was accepted. Paul Kenny reported the soccer net has been installed in the park area. Garrett reported he has composed an article regarding the 180th Street widening plan and it would be included in the Fall RHOA Newsletter. He also indicated he would publish the addresses of any delinquent homeowners in the Fall Newsletter. Bill Wax asked that the request to follow up with the homeowner on Gold Circle, who is requesting additional tree pruning be deferred to October. Amy reported she had sent out the verbiage in the Covenants to all Board members regarding the potential collection of legal or other fees from homeowners who have delinquencies in dues payment – the Board deferred this topic for discussion until October. Amy also reported she has followed up with Elkhorn Lawn Care and Heroes Holiday Lighting on questions for 2020 holiday lighting. Gloria reported she had contacted the RHOA attorney, who verified that a lien must be filed prior to initiating foreclosure proceedings. Gloria also reported she has modified the delinquent homeowner spreadsheet to include a column listing the homeowner addresses. Chris reported the Board would initiate a monthly review of potential homeowner liens in October 2020. Jeff Wilson reported cost to release a lien has been verified at \$100. Gloria reported the electrician has completed repairs at the West pond. Lawn Land & Beyond has completed raising the canopy of trees at the entrance to Crimson Ridge.

Treasurer's Report

Jeff Hultgren's provided the August 2020 Financial Review. Key observations were as follows:

- Total Revenue for the month was \$12K from homeowner dues payments. Jeff noted homeowner dues payments are approximately \$11K from planned receipts, YTD.
- Total Expenses for the month were \$23K. Jeff reported major expense categories are within plan YTD.
- Jeff noted current starting cash for August 2020 was \$244K and ending cash was \$234K. Jeff noted projected 2020 year-end cash is currently trending around \$94K.
- Jeff reported Cherry Ridge pool expenses for August were within budget. Current cash is \$44K, although Jeff noted there will be further expenses in September, specifically related to final pool expenses and closure of the two pools for the season.

The Board reviewed the homeowner delinquency list, noting 25 homeowners are delinquent with a total of \$17K outstanding YTD.

Bids/Proposals

Amy followed up on proposals for 2020 holiday lighting and her discussions with Elkhorn Lawn Care (ELC), the current vendor and Heroes Holiday Lighting. Amy reported ELC has submitted a revised bid, with includes reductions in cost for storage and takedown of lighting. The Board discussed the proposals and voted to accept the ELC proposal, as re-submitted. Amy will work with James Manske with ELC on the timing

of light installation.

Property Manager's Report

Administration Log – A homeowner has inquired why the fountain at the entrance of 180th/Shadow Ridge Drive is no longer working. Gloria reported Matt McClellan indicated the Board voted several years ago to discontinue running the fountain due to the staining of the rocks. The Board reaffirmed the previous decision. Gloria also advised the Board on two homeowners complaints regarding 1) a potential unapproved structure on Marinda Circle and 2) installation by a homeowner of a volleyball court/trampoline on RHOA common area.

Grounds Log/Maintenance Log – The Board approved a homeowner request to plant trees behind his home on William Circle, to replace trees that had previously been removed.

Covenant Violation Log - Gloria noted the August list was errantly left out of the board packet – she will email the current list out to board members.

Homes for Sale/Closings – Updated information was presented to the Board.

Communication Log – No items/issues were reviewed.

Design Review Board (DRB) Log & Update

Eleven requests were submitted to the DRB for approval between August - September Board meetings. One request was rejected due to lack of sufficient documentation – the homeowner has been notified.

Security Reports

The Board reviewed Crime Mapping data, noting no significant issues.

Unfinished Business

Tree Planting – The Board reviewed the proposal to replant trees throughout the neighborhood as previously submitted by All Trees, which had been tabled until September as a result of the budget shortfall from dues collections. The Board reviewed the budget and voted to accept the proposal. Property Management will follow-up to ensure all trees are planted, per the bid submitted.

Gloria reported Matt McClellan has indicated he cannot repair the damaged sprinklers along Shadow Ridge Drive until trenching is completed in the area of new homeowner construction. The Board discussed the financial ramifications of this problem. LL&B will provide a bid to aerate/overseed damaged areas.

The Board discussed a problem with the sprinkler system on Shadow Ridge Drive, approximate to where the new home is under construction. A line was inadvertently cut, which has resulted in large areas of dead grass along Shadow Ridge Drive. McClelland Irrigation has said the line cannot be repaired until the homeowner completes trenching for other utilities on their property. Property Management will follow-up to ensure this is being corrected and with the homeowner.

New Business

The Board discussed input and response regarding a homeowner seeking a waiver on fence placement from the Douglas County Planning Board. The homeowner has not submitted any request for review to the Design Review Board, as outlined in the RHOA Covenants. The Board will have one or more members attend the Planning Board meeting, scheduled for September 10th.

NEXT MEETING.

The next Board meeting is scheduled for October 14, 2020 at Shadow Ridge Country Club.

Adjournment at 8:00 pm. Minutes submitted by Amy Freeman, RHOA Secretary

