

The Ridges Homeowners Association
April Meeting
Minutes for April 9, 2025
Shadow Ridge Country Club

Call to order: 6:32pm

March meeting minutes not approved: Last meeting cancelled due to March blizzard conditions.

Guest/Neighbor, Justin Shanahan attended meeting to discuss speedbump – removed the speedbump along SRD. Need to review placement of future speedbumps. Have reached out to city about replacement and repair of existing speedbumps that are causing damage to vehicles and golf carts. Previous repairs by city are quick fix and are falling apart within month of new asphalt. Board asked Meg with PJ Morgan to follow up with city. Prior communication on speed bumps in neighborhood from city provided information that our crossings are not ADA compliant. Original speedbumps were put in by SID.

Discussed options for new location of speedbumps and possibility of leveraging partnership with JR Barger who repaired all concrete sidewalks in Fall. Need to address the repair of existing speed bumps. Discussed possible traffic study for new placement of speedbumps.

Additional discussion around Cherry Creek signage. Discussed alternative(s) to original placement. Will review in next meeting.

Proposal and agreement from board to produce quarterly newsletter on upcoming important dates and share progress on board. Need to ensure PJ Morgan has updated contact information for majority of residents in RHOA.

Easter Social is upcoming weekend – have received record number of RSVP's.

Slydial Collection Project – continuing to collect from past due neighbors on 2023/2024 dues. Down to 15 past due homes. Great success with program.

PJ Morgan has contact information for majority of active portals/residents.

Reviewing proposals from Paul K with Lawn Land and Beyond as well as new vendor, Mulhall's. Plans to engage with Mulhall's to discuss pricing, etc.

Scheduled additional meetings on April 24th to discuss reserve study findings. Will sit down with vendor in May to discuss full scope of project and identify projects for upcoming months for neighborhood based on the biggest impact to neighbors and budget allowance.

Jeff Hultgren provided a financial review thru March 20 – waiting on second payment for Barger construction work. Waiting on Christmas light bill from Christmas Décor (Chris Stangl)

Upcoming board meeting on May 14th without Meg Bullock in attendance (PJ Morgan)

Meeting adjourned 8:25