

The Ridges Homeowners Association
May Meeting
Minutes for May 14th, 2025
Shadow Ridge Country Club

Call to order 6:33

Approved meeting minutes from April

Review and discuss admin and maintenance log. Need to address the retaining wall and unkept area in South Ridge that backs up to 180th near Center Street. Question around whether original retaining wall is city or developer installed. PJ Morgan has notified Homeowners it is not HOA responsibility. Action item for PJ – outreach to four residents for awareness.

LLB has been working on phase 1 of stump removal project.

Financial review/discussion- Need to review legal fees associated with carport follow up. Will follow up with homeowner on specific date for work to be completed. To be continued – need to address with legal counsel on next steps.

Reviewing past due HOA dues with plans to leverage third party for collections. Focus on previous years past due 2023/2024 and current year past dues. Third party/vendor is no charge. New vendor/process approved unanimously by board.

Mulhall's bid approved as future landscape vendor for 2 years.
McClellan to continue with snow removal.

Newsletter to be sent this week. Draft approved.

New Cherry Ridge signage to be moved closer to four corners east of bushes near cart paths.

Playground discussion – Scott received bid from Backyard Play world and Katie from Julie's Creations LLC. Will ask both to present renderings and have open discussion at upcoming June meeting. Still plan to move forward with assessment to address financial constraints and improvement needs.

Adjourned at 7:59