

**The Ridges Homeowners Association
Minutes for April 10, 2024
Shadow Ridge Country Club**

Call to Order at 6:29 pm

Board President Chris Holder called the meeting to order.

Present at the meeting were homeowners Dean and Kate Brown, with an issue of unsightly lattice fencing for more than a year. They expressed concerns about the aesthetic impact, plant loss, and sought clarity on the next course of action. Chris acknowledged their concerns, empathized with worries about property values, and assured them of updates on resolution progress. The Browns also highlighted their need for information if they decide to pursue independent action, citing their concern for their three small dogs, whose safety the lattice fence ensures. PJ Morgan Real Estate, acting as the Property Management Company, clarified limitations on information sharing, particularly regarding legal matters related to covenants.

Minutes from the March Board Meeting were unanimously approved. Action items were addressed, including Chris's preference for a specific set of flags at site A. The financial report presented on the monthly for revenue, timely dues payments, and utility expenses in line with the budget, although summer water usage may exceed projections. A discrepancy in grounds expenses was noted, along with administrative overspending for the year due to property and income taxes. Year-end cash projection stood at \$101,262.

An owner raised concerns about a shed in the neighborhood, which was identified as a Rubbermaid deck box, not violating covenants. No further action was deemed necessary.

Additionally, the Crime Mapping log showed no activity for the past three months, with PJ Morgan Real Estate tasked to confirm data accuracy.

The City of Omaha contacted PJ Morgan Real Estate and Lawn, Land, and Beyond regarding a wall at the 192nd & Pinehurst entrance, a matter not within the HOA's jurisdiction. The board opted to let the city handle the rock/retaining wall issue.

A neighborhood garage sale was scheduled for the 7th to 9th, with homeowners to be notified via postcard.

The board reviewed and approved a committee agreement drafted by the HOA attorney for playground renovation work.

Discussion ensued regarding the soccer field's high usage compared to the park, with a decision to expand the existing footprint without compromising existing facilities or trees. Repairs to park sidewalks were also deemed necessary to prevent flooding.

The next meeting is scheduled for May 8th.
The meeting adjourned promptly at 7:58 pm.