

**The Ridges Homeowners Association  
Minutes for August 12, 2020  
Board Meeting  
Shadow Ridge Country Club**

**Call to Order at 6:32 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, and Amy Freeman. Chris McDonald was absent. Chris Holder noted previous board member Stephanie Sharp has resigned her board position. New board member Dustin Heng, who was absent in July, introduced himself to the Board. Dustin also currently serves on the Design Review Board.

**Approval of Minutes & Action Item Review**

July board minutes were reviewed and approved as submitted. The July Action Item List was reviewed. Gloria reported she had contacted Scott Myerson regarding cost of filing liens on homeowners with delinquent dues and advised the Board of the cost per lien. She also presented an option of filing liens through another attorney who also works with PJ Morgan and whose rate is lower – after some discussion the Board selected the secondary option. Gloria reported Board member roles/info has been posted on the RHOA website and Board contact info provided to Board members. Jeff Hultgren reported he has prepared an informative article for the fall newsletter, detailing how homeowner dues are spent. Chris reported he notified Whispering Pines HOA of the approval process to follow for future flower plantings. Gloria reported the homeowner backing Shadow Ridge Drive, will relocate the shrubs planted on RHOA property by the fall. Gloria reported additional letters have been mailed to homeowners with delinquent dues. She also reported the homeowner in Cherry Ridge who was delinquent over 24 months on CR pool dues has now paid the dues owed, so initiation of the foreclosure process is no longer required. Gloria noted she contacted the security patrol and advised them they were not to patrol the Shadow Ridge Country Club area. Dustin reported he had obtained a bid to repair the broken sidewalk on Shadow Ridge Drive. The Board asked Property Management to obtain other bids for sidewalk repair for comparative purposes. Jeff Wilson indicated all Board members who had requested access should now have access to emails forwarded to the RHOA site. Gloria reported the sign damaged at the Pacific Street entrance has been repaired.

**Treasurer's Report**

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

- Total Revenue for the month was \$20.5K from homeowner dues payments, which was almost half of the previous shortfall in dues collections.
- Total Expenses for the month were \$69K. Jeff reported Grounds Upkeep/Maintenance was over budget for July but is still on track YTD. Favorable MUD invoices have kept Utilities under budget YTD thru July.
- Jeff noted current starting cash for July 2020 was \$292K and ending cash was \$244K. Jeff noted projected 2020 year end cash is currently trending around \$83K.
- Jeff reported Cherry Ridge pool expenses for July were \$10K. Cash on-hand should be sufficient to cover expenses for the remainder of the summer, provided no unexpected expenses occur.
- The Board discussed and approved waiting until September to make a decision on tree planting, as that is a significant budget item.

The Board reviewed the homeowner delinquency list, noting \$24K is still outstanding.

**Bids/Proposals**

Amy reviewed three proposals for holiday lighting: Elkhorn Lawn Care (current vendor), Heroes Holiday Lighting and Holidynamics. The Board asked Amy to follow-up on several items with two of the vendors and present updated info to the Board in September, at which time a formal vote will be taken.

**Property Manager's Report**

Grounds Log/Maintenance Log – The Board approved the removal of a dead tree near the Cherry Ridge Pool.





Gloria reported Jensen Well is investigating a problem at the pool with the well not filling. The Board also discussed the trimming of trees at the entrance to Crimson Ridge – Gloria will follow up with LL&B.

Covenant Violation Log - Gloria noted the July 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**

Ten requests were submitted to the DRB for approval between July-August Board meetings.

**Security Reports**

The Board reviewed five security patrol reports for July 2020, along with Crime Mapping data.

**Social Events Update**

No updates noted.

**Unfinished Business**

Jeff Wilson reviewed the current foreclosure process with the Board, and made a recommendation to add a monthly board agenda item to review and discuss all delinquencies past 120 days, which the Board approved.

Chris reported Justin Shanahan, with Shadow Ridge Country Club had requested to attend the August board meeting to discuss the relationship between the HOA and SRCC, but was unable to attend. Justin will be invited to the September meeting.

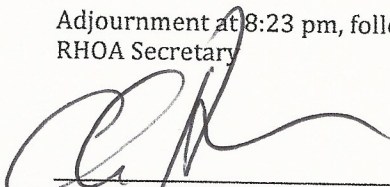
**New Business**

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. Property Management will follow-up to ensure this is being corrected and with the homeowner.

**NEXT MEETING.**

The next Board meeting is scheduled for September 9, 2020 at Shadow Ridge Country Club.

Adjournment at 8:23 pm, followed by Executive Session of the Board. Minutes submitted by Amy Freeman, RHOA Secretary

  
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President

9/9/2020  
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Date