

**The Ridges Homeowners Association
June 14, 2023
Shadow Ridge Country Club**

Call to Order at 632 pm

Board President Chris Holder called the meeting to order. Board members present included Jeff Hultgren, Debbie Lutton, Chris McDonald, Todd Misselt, Adam Cockerill, and Dustin Heng. and Jeff Wilson. Amy Freeman was absent. Cara Woosley & Kelsey Beyer, PJ Morgan property manager was also present.

Approval of Minutes & Action Item Review

May Board Meeting Minutes were reviewed and approved. The May 2023 RHOA Action Item List was reviewed.

Treasurer's Report

Jeff Hultgren presented the May 2023 Financial Review. The following was noted:

Property Manager's Report

Grounds – Property Management reached out to Lawn, Land, and Beyond on concerns with weeds and trash around the park area.

Maintenance – Property Management shared feedback on concerns with the drainage issue at the park, condition of the canopies, and concrete work that needs addressed.

Covenant Violation Log - Property Management reported letters were issued to 29 homeowners for violations in May/June 2023. Violations included visible trash cans, contractor signs and other signage, and dumpster in driveways. The Board discussed next steps for the unauthorized carport.

Homes for Sale/Closings – Information was presented by Property Management

Design Review Board (DRB) Log & Update

No current pending request.

Security Reports

The Board reviewed Crime Mapping data.

Old Business

The Board discussed the next steps for the authorized carport installed.

New Business

The Board of Directors will be driving the neighborhood on June 27, 2023 to review upcoming neighborhood projects and to review concerns voiced by neighbors.

NEXT MEETING.

The next meeting will be the HOA Annual Meeting on July 24, 2023.

Adjournment at 7:14 pm. Minutes submitted by Cara Woosley, Property Management.