

The Ridges Homeowners Association
Minutes for June 10, 2020
Board Meeting
Virtual Meeting utilizing Microsoft Teams Software

Call to Order at 6:35 pm

President Chris Holder called the virtual meeting to order. Those in virtual attendance and constituting a quorum were Chris Holder, Amy Freeman, Garrett Anderson, Bill Wax, Jeff Wilson and Jeff Hultgren. RHOA Property Manager Gloria Black from PJ Morgan was also present via the Microsoft Teams call.

Approval of Minutes & Action Item Review

May board minutes were reviewed and approved as submitted. The May Action Item List was reviewed. Gloria reported the opening of the new RHOA bank account with Pinnacle Bank was in progress, awaiting final signatures of Board members. Jeff Hultgren noted he had nothing to report regarding the capitalization of budget items project and the item was tabled until next month. Gloria reported the project to trim the trees around the Cherry Ridge pools has been completed by All Trees and as previously agreed upon the cost of this project will be shared equally by the RHOA/Cherry Ridge Pool Budget. Gloria reported she has not obtained information from the attorney on the cost of filing individual homeowner liens and she was asked to follow-up on this item and report back at the July Board meeting. Amy reported she has coordinated with Michelle Strawhecker with Dante Pizza on the event to be held on June 28th. She also reported Shadow Ridge Country Club will be providing tables/chairs for the event. As Amy will be out of town she asked if other Board members would be at the event – Chris Holder and Garrett Anderson both responded they would attend. Garrett reported no summer RHOA newsletter would be completed due to lack of advertising revenue – the next scheduled newsletter will be approximately September 1st. Gloria reported a work order is in to install the Little Free Library in the park area. Chris Holder indicated he would donate books to initially stock the library. Gloria presented info on Holiday lighting proposals and the Board asked that Amy/Gloria review the information and present it to the Board at the July meeting to ensure bids were comparable. Gloria reported she had contacted the homeowner on Poppleton regarding replacing the pine trees with maple trees – the Board agreed on the replacement to be funded by the homeowner. Bill Wax reported he reviewed vendor software for potential board election in 2020; however, due to time limitations the Board agreed to mail ballots to homeowners for the 2020 election. Bill noted he would like to see the board modernize the voting process for the 2022 elections. The Board agreed a priority item for 2021 was to obtain updated homeowner contact info (i.e., email/cell phone numbers) at the time the annual dues are collected.

Treasurer's Report

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

- Total Revenue for the month was \$8.9K from homeowner dues payments.
- Total Expenses for the month were \$20K. Grounds Maintenance and Lawn Maintenance continue to be over budget YTD; however, Lawn Care and Sprinkler Maintenance are under budget YTD so overall are on-track for 2020 budget.
- Jeff noted current starting cash for May 2020 was \$82K and ending cash was \$297K, as a result of numerous dues payments at the end of April.
- Jeff noted homeowner dues collections are down approximately \$45K YTD; as per discussion last month if these dues are not collected the projected end of year cash on-hand would be reduced significantly to approximately \$40K. The Board will continue to monitor this situation – only one homeowner has reached out to PJ Morgan regarding delaying their dues payment.
- Jeff reported Cherry Ridge pool expenses were \$5400 for the month – he asked Property Management to double-check to make sure pool invoices were being submitted timely from the new pool vendor, Best Pools.

Property Manager's Report

Grounds Log/Maintenance Log – No items reported.

Covenant Violation Log – Letters were sent to 9 homeowners regarding covenant violations; trailers in driveways, holiday decorations still out, exterior home maintenance issues, and contractor signage violations.

Homes for Sale/Closings – No information was presented to the Board.

Communication Log – No items/issues were reviewed.

Design Review Board (DRB) Log & Update

Seventeen requests were submitted to the DRB for approval between the May – June Board meetings. It was noted one of the requests approved was from a homeowner in South Ridge, who requested landscape improvements to the area behind his property. Due to the shape of the lots in South Ridge, there is no common area owned/maintained by the RHOA – it was explained to Board members that the property behind these homes was given to each homeowner by the original lot owner.

Security Reports

No security reports were presented for May 2020.

Social Events Update

The Board discussed the Pizza Night, scheduled for June 28th in the park area. Dante's Pizza will provide the pizza. Homeowners will be mailed a custom postcard, announcing the event. It was noted the RHOA is promoting the event, but is not hosting the event – homeowners will be asked to social distance at the event.

Unfinished Business

Bids from Holidynamics and Elkhorn Lawn Care were presented for review for 2020 holiday lighting. After initial review of the information, Amy Freeman and Gloria Black were asked to review all the information and present recommendations to the Board at the July meeting. Per a previous discussion/question it was noted that Brite Ideas supplies lights to Elkhorn Lawn Care (the current lighting vendor), but does not maintain the lights.

PJ Morgan will mail official holographic stamped ballots to all homeowners requesting homeowners to vote for up to nine Board members to serve from 2020-2022. Since the Board is not at capacity, it was noted that homeowners receiving the highest numbers of write-in votes would be asked to join the Board.

New Business

Three homeowners have requested replacement of the fountain in the West Lake as the current fountain does not work, and have offered to purchase the fountain. After discussion, the Board approved this request.

NEXT MEETING.

The next Board meeting is tentatively scheduled for July 8th; the meeting will be held at Shadow Ridge Country Club, unless a virtual meeting is necessary.

Adjournment at 8:06 pm. Minutes submitted by Amy Freeman, RHOA Secretary