

**The Ridges Homeowners Association
Minutes for November 9, 2022
Shadow Ridge Country Club**

Call to Order at 631 pm

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

Approval of Minutes & Action Item Review

October Board Meeting Minutes were reviewed and approved. The October RHOA Action Item List was reviewed and the following items noted: 1) The HOA Board decided to wait until after the holidays to create and send out the neighborhood newsletter 2) PJ Morgan Real Estate reached out to owners to gather information on those owners interested in advertising in the HOA Newsletter. 3) Lawn, Land, and Beyond will clean up the area in South Ridge between the fence and 180th Street. 4) Jeff Wilson was not able to confirm if the irrigation is now working properly at the entrance of Cherry Ridge since the sprinklers have been winterized for the season. 5) PJ Morgan Real Estate followed up with All-Trees concerning the elm tree with the split trunk to request a new tree is planted as part of the warranty in Spring 2023. 6) The other pond company that Debbie Lutton recommended during the last meeting is not able to repair the pond pump. PJMRE presented a bid of \$2600.00 to rebuild the pond pump with a one-year warranty or a new motor with a 3-year warranty at \$3300.00. The Board approved the new pond pump to be ordered. 7) PJMRE requested that Matt McClellan include more details when billing for HOA irrigation repairs. 8) PJMRE will work to get a map of the Association irrigation system and a copy of the sprinkler keys to keep at the PJMRE office 9) Adam is going to talk to Shanahan's about the irrigation repair bill still outstanding to McClellan Irrigation and the reimbursement to the HOA. 10) PJMRE will send a notice to the owner with poorly maintained home requesting a respond in 30-days on repairs 11) All political signs have been removed from the neighborhood 11) Adam will get a second opinion on solar panels and severability. 12) PJMRE provided Adam with information on gate companies in Omaha to gather bids

Treasurer's Report

The October 2022 Financial Review was provided via email to Board members prior to the meeting – The following was noted:

Ending Cash (September) - \$109K

Beginning Cash (2022) - \$70K

Projected Year-Ending Cash (2022) - \$67K

The Board reviewed the homeowner delinquency list noting 27 homeowners that are over 30 days delinquent in dues/interest payments. As previously approved, liens have been placed on any properties that are delinquent in dues with amounts exceeding \$600. Five homeowners continue to be delinquent on Cherry Ridge pool dues – liens have also been filed on these properties.

Property Manager's Report

Admin – Property Management obtained insurance bids. Current Insurance -Kings Insurance -\$3759.00 State Farm-\$4325.00 & Farmers Insurance \$3912.00.

Grounds – Property Management contacted Paul Kenny to address the dead limbs in the tree hanging over the common area space, pits in the baseball field, and branches laying in the median.

Maintenance – Lighting at the entrance not working, PJMRE contacted Langer Electric to repair.

Covenant Violation Log - Property Management reported letters were issued to 31 homeowners for violations from October 17th thru November 7th. Several political signs pulled.

Homes for Sale/Closings – Recent list presented to the Board for review.

Communication Log – No items/issues were reviewed.

Design Review Board (DRB) Log & Update

No pending design reviews

Security Reports

The Board reviewed Crime Mapping data for October 12th thru November 8, 2022.

Old Business

No items were discussed.

New Business

The Board reviewed the 2023 Budget and dues amount. The Board will finalize the budget at the December Board Meeting.

The Board reviewed and approved the updated Delinquent Dues Procedure.

NEXT MEETING.

The next meeting is scheduled for January 11th, 2023 at Shadow Ridge Country Club.

Adjournment at 7:58 pm. Minutes submitted by Cara Woosley, PJ Morgan Real Estate