

**The Ridges Homeowners Association  
Minutes for the January 8, 2014 Board Meeting  
Shadow Ridge Country Club**

**Call to Order**

President Ramsay called the meeting to order at 6:38 pm. Those in attendance and constituting a quorum were Susan Ramsay, Dixie Bednar, Damian Howard, Abby Devin, George Corkle, Rick Underwood and Dan Park. Aaron Johnson was absent. Mark Lamb, Alex Cherubin and Barb Ward w/Lamb Real Estate, RHOA property management, attended as guests.

**Approval of Minutes**

The Board approved the December meeting minutes.

**Treasurer's Report**

The December Financial Documents were reviewed.

Total income through December was \$404,053.50 vs \$421,691.29 for the same period last year.

Total expenses through December were \$349,679.19 vs \$365,651.62 for the same period last year.

Net income through December was \$54,374.31 vs \$56,039.67 for the same period last year.

Total outstanding dues as of December 31 were \$18,743.88. 14 lots are delinquent. Interest is being charged and all delinquent lots have liens in place.

The Treasurer's Report was approved.

**Cherry Ridge Pool Financial Report**

The CHR pool account balance is \$2,693.06 but once the new fence invoice is paid, the account will have a deficit of approximately \$900.

**Bids and Proposals**

Statue maintenance proposal by Jensen Conservation--Alex will discuss with Jensen for less costly options.

Lawn, Land & Beyond was awarded the 2014 trash removal contract at \$75 per week.

**Property Manager's Report**

Administrative--Lamb Real Estate will be relocating their offices as of Feb. 1st to 87th and Center Sts.

Grounds Care--No grounds care issues were reported in December.

Maintenance & Repairs--3 mailboxes were damaged or destroyed in December. The mailbox repair vendor has been contacted. The Double Creek Estates sign was egged recently. Lamb maintenance will clean the sign when the weather is warm enough to repaint.

The pump stopped working at the small pond east of Saddle Ridge. Farmers National was contacted for repairs.

Board approved not restocking the pond if there were to be a fish kill.

Covenant Violations--6 notices were sent in early January in regard to unapproved signs and a temporary satellite dish. 3 covenant violations remain unresolved from 2013.

Communications--No homeowner or important communications were reported for December.

**Security Reports**

Patrol Activity Reports from Dec 14-Jan 14 were reviewed. During that time, a few suspicious vehicles were followed and several open garages doors were observed.

**Design Review Board Logs**

DRB approved 1 deck railing and 1 window, gutter & paint projects in December. A proposed gate/fence project was denied.

**Board Communications**

Board approved additional funds to improve all four main entrances with new signs and landscape in 2014.

**2014 Annual Dues Statement & Enclosures**

A discussion was held in regard to 2013 accomplishments and plans for 2014. Rough drafts for the annual dues statement packet were reviewed, including a letter, sample statement and miscellaneous enclosures. Several edits were suggested. Susan will revise the annual letter and Alex will revise the Contact Information and Homeowner Contact documents.

## **Unfinished Business**

- Whispering Hollow & Whispering Pines Compensation Agreements--Susan will be attending the WP board meeting on January 20 to discuss the proposed Compensation Agreement.
- Newsletter—Issues regarding frequency and homeowner emails were discussed. The newsletter will continue quarterly, but Lamb Real Estate will update the homeowner database and produce the newsletter in-house.
- South Ridge Update--Susan will be meeting with Doug Kluver & Willie Douglas to discuss issues related to a new entrance sign, common area, and mailboxes, once a proposal is received from Dolphens Signs.
- City reimbursement for 2013 ROW maintenance--Barb will prepare a request to Omaha Public Works for reimbursement to RHOA for maintenance of city right-of-way by RHOA contractors.
- Crimson Ridge sinkholes--Alex will follow-up with MUD on the sinkholes at the Crimson Ridge entrance.
- Well pump replacement vendors--Susan will arrange a meeting w/Jensen Well and Matt McClellan to discuss repair options.
- Security link on RHOA website--Alex will follow-up with security officers on the website security link.
- Playground & picnic pavilions—Susan will follow up w/the Huntington Park HOA on options & contractors for playground repairs & pavilion painting later this year.

## **New Business**

- Mailbox repairs/rebuilds & insurance reimbursement issues—A discussion was held on issues related to temporary mailboxes, mailbox rebuilds, mailbox address labels and collecting from insurance companies for destruction of mailboxes. Alex will follow-up with security officers on collection for mailbox damage.
- DRB updates to Design Criteria—The DRB recently approved changes to the Design Criteria including no vinyl siding and the addition of setback requirements for new construction. Susan will revise and Lamb Real Estate will post to the website.
- New lot & homeowner communication—Alex will add new homeowner info to the PM report. Susan and Alex will work on updating the Welcome Packets, with a version for new homeowners and another version for undeveloped lot owners/builders.
- With great sadness, the Board sends good wishes to George while he winters in Florida. Abby will fill in as secretary in his absence.

## **ACTION ITEMS**

Susan suggested taking a few minutes at the end of Board meetings to review actions agreed to and who is responsible.

1. Alex will discuss with Jensen Conservation for less costly statute maintenance options.
2. Susan will revise the homeowner letter.
3. Lamb Real Estate will revise the Contact Information page and the Homeowner Contact sheet.
4. Susan will attend the WP Board meeting on Jan. 20 to discuss the proposed Compensation Agreement.
5. Susan will arrange a meeting with Doug Kluver & Willie Douglas in Feb to discuss mailboxes, entrance sign and common area issues in South Ridge and will report back to the Board.
6. Barb will prepare a request to Omaha Public Works for reimbursement to RHOA for maintenance of city right-of-way by RHOA contractors.
7. Alex will follow-up with MUD on the sinkholes near the Crimson Ridge entrance.
8. Susan will set up meeting with Jensen Well and Matt McClellan to discuss well repair options.
9. Alex will follow-up with security officers on the website security link.
10. Alex will follow-up with security officers on collection for mailbox damage.
11. Susan will revise the DRB Design Criteria and Lamb Real Estate will post to website.
12. Susan and Alex will work on updating the Welcome Packets, with a version for new homeowners and another version for undeveloped lot owners/builders.

## **Next Meeting**

The next meeting will be held on Wed, February 12th

## **The meeting was adjourned at 9:02 pm**

Minutes prepared by Board member at large, Abby Devin