

The Ridges Homeowner's Association

Minutes for February 21st, 2024

Shadow Ridge Country Club

Call To Order at 6:31pm

President Chris Holder called meeting to order. Board members present included Dustin Heng, Chris McDonald, Jeff Hultgren, Jeff Wilson, Todd Misselt, & Debbie Lutton. Homeowners were present as well to discuss the new playground plan and funding.

Homeowner Presentation/Board Request

Homeowners presented their efforts to obtain pricing for new playground. It was proposed that the playground be constructed North of the current location, to centralize amenities and avoid including the cost of demolition in pricing for equipment and labor. The Board was not interested in considering moving the existing baseball or soccer fields for park construction. The homeowners listed many ideas: soliciting donations from local business owners, applying for grants, hiring a consulting firm to manage the project. The homeowners asked the board and Hilary (PJ Morgan Representative) if either could provide a loan for the project, both parties declined. The bid homeowners presented from Miracle Play was much higher than the bid The Board had gotten. The Board and present homeowners agreed to reconvene in March, and it is expected vendors will be in attendance as well. This meeting has been tentatively scheduled for March 20th, pending Shadow Lake Country Club has meeting space available.

Approval of Minutes & Action Item Review

January 2024 Board Minutes were approved with no changes. The January Action Item List was reviewed, all items were completed by Cara Woosley.

Treasurer's Report

Jeff Hultgren presented financials. Board over budgeted for Grounds Upkeep. Went over budget \$1,200 for Christmas Lights due to unforeseen repairs being needed. Received a sprinkler bill later than expected for winterization. Expect to end year with \$100,000 in account based on current spending.

Property Manager's Report

Admin Log: Several homeowners reached out to get clarification on the increase in dues. Communities such as Whispering Hollow and Whispering Pine pay separate monthly fee to cover services inside their areas such as mowing and snow removal. The Ridges Annual fees cover all common area maintenance including mowing, tree care, snow removal, utility services, park maintenance, holiday lighting, social events and entrance maintenance. The monthly fee owners pay directly to Whispering Hollow and Whispering Pine do not cover these expenses.

Grounds Log: Monster Tree started removal of all the dead trees marked and identified in the common areas of Ridges HOA.

Maintenance Log: Tom and Ron's Repair was contacted about a mailed repair reported by a homeowner.

Covenant Log: The covenant log identified homeowner concerns over the last month. Violations include trash cans, sheds, contractor signs, porter potty, and dumpsters.

Design Review Board (DRB) Log & Update

No requests were reviewed

The Borad voted to move the next meeting to March 20, 2024 at the Shadow Ridge Country Club in the larger meeting room.

Adjournment at 8:16pm

