

**The Ridges Homeowners Association
Minutes for March 20, 2024
Shadow Ridge Country Club**

Call to Order at 632 pm

Board President Chris Holder called the meeting to order.

Park Discussion

Homeowners were asked to present pricing for grant writers, but only had time to engage one. Shannon Lang with Catalyst Consulting Group, \$45 per hour (8-10 hours expected for each grant applied for). Shannon has an 85% grant acceptance rate or success rate. Estimate \$7.5k-\$10k for this service.

The representative from Miracle Play emphasized the importance of hiring a grant writer for a project of this scale, suggesting that bulk payment could be arranged upon the distribution of grants, which are typically awarded upon project completion. Shannon Lang proposed obtaining bids for a walking trail, allowing any surplus funds raised for the park to be utilized for that purpose. To facilitate the initial payment for the playground, a special assessment was recommended, with the potential for grants offering matching funds prompting the collection of advance funds, as advised by the grant writer.

Furthermore, Miracle Play committed to having a team member dedicated to applying for grants, particularly if Nebraska-sourced rubber padding is utilized, with no additional charge for this service. Grant applications may necessitate evidence of community involvement or excitement for the project, prompting the suggestion to document the upcoming Easter Egg Hunt with photos.

Playground Notes: Proposed build out is \$495,000. Miracle Play Rep pitched 3 options for where to put the park.

1. Keep current park area for expanding the swings, adding more, and maybe adding some equipment geared towards older children. This would put the new playground North of the current area, where there are 3 nice trees that provide good shade.
2. Move the soccer field to the north, remove the trees, put park in the space soccer field is now.
3. Put Playground at base of the hill if applicable.

Miracle Play Representative went out the day after the board meeting to put up flags to show the board where it is being proposed.

Miracle Play also presented a 20x40 ft new shelter. The fabric over the top of the proposed jungle gym will need to be serviced biannually before and after winter, cost is \$500 per visit to take down and reinstall. Miracle Play offers a \$500 "tune-up" service that they recommend be done 2-4 times each year. This service is for recording any damage, vandalism, etc. They report their findings to the board with their suggested repairs after the service is completed.

BOD's overall thoughts:

- Do not encroach on current amenities in the park area
- Don't remove the large trees used for shade between the park and soccer fields
- If the current proposed project can't satisfy the two statements above, the park needs to be smaller.

Next Steps:

- BOD engage with Andrew and Cara
- Start/Engage with Shannon at Catalyst Consulting
- Proposing announcement of the project at July meeting.

BOD Meeting Notes:

Executive Session Start Time: 7:51pm

Park Trash is still not getting emptied, it was full the day of the meeting, PJ Morgan Real Estate has been in continuous communication with Abes to get this issue resolved.

June 7th-9th for Garage Sale.

BOD Playground thoughts:

- Concerned with how large it is in size
- Ongoing maintenance is a concern
- Agree that they do need either a new playground or to make the current one safe and up to standards.
- Does the new playground have to be ADA compliant or Wheel Chair Accessible? Is there a difference between these two? What is the pricing difference?
- Might want to cap the age they want to include to 10-12 yrs old
- Will the city enforce an ADA compliant park?
- Is someone choosing how to distribute grant money going to select Ridges as a recipient based on the demographics and location?
- Metal is jagged on current park, corroded, does not look appealing.
- Installing a walking path is a bonus, not a goal.

NEXT MEETING.

The next meeting is scheduled for April 10, 2024 at Shadow Ridge Country Club.

Adjournment at 8:23 pm.