

The Ridges Homeowners Association
November Meeting
Minutes for November 13, 2024
Shadow Ridge Country Club

Call to order: 6:33pm

October Meeting Minutes: Approved

The HOA board met with Meg Bullock, Property Management Director for PJ Morgan. All board members were present for the November meeting

Discussion around 180 Center Shadow Ridge Drive Entrance– will have this area bid out for improvements to entry this Spring.

Need to follow up on tree down near driving range that may need to be cut down. Follow up with LLB.

Reserve study is scheduled and contact person will be here mid December – will have report prepped within 4-6 weeks of completion.

Carport update – legal has sent document to homeowner, waiting for proposal to make its way for DRB.

Social event in November – well attended and reasonably priced (approx 1k spend). Will work with this committee for Spring event.

Update on due collection calls – As of Oct 11, only 41 home with outstanding dues + Slydial improved to 35 outstanding and result was 10+ homes up to date on dues.

Chris Stangl – confirmed they will be putting up the lights and they will be ready by Thanksgiving

Sidewalk repairs completed – waiting on final invoice

Mailbox repair needed in front of 2003 S 186th Circle in Shadow Lakes after accident. Repairs also needed in mailbox in Cherry Ridge in Soulliere residence. 2003 residence and neighbor would like specific mailbox ‘door’ and will pay for the difference.

Treasurer report highlights – catching up on income and collected 9600 in dues.

Action items – follow up on pond

Flock Safety discussion – need to understand pricing program to ensure streamlined collection process over next 24-36 months of use. There is more discussion needed before moving forward. More discussion in January 2025 meeting.

Board approved Bylaw amendment – approved unanimously.

2025 proposed budget prepared by Jeff Hultgren – no significant changes but slight increase from property management co up 3%

Concerns around soccer field and manhole cover by board members. Meg to reach out to attorney to look into this more. Location of manhole is making it difficult for soccer practice and there are safety concerns with material. Need to connect with city to discuss options.

Adjournment 7:35

