

The Ridges Homeowners Association
October Board Meeting
Minutes for October 9, 2024
Shadow Ridge Country Club

Call to order: 6:30pm

September Meeting Minutes: Approved

The HOA board met with Meg Bullock, Property Management Director for PJ Morgan. Hilary Simpson is no longer with PJ Morgan, we will work thru Meg Bullock and Cara Woosley in interim.

The board is working to set up a social committee for calendar year 2025. We have confirmed interest by several neighbors (Emily Greco, Haley Lubeck, Molly Dunning) and PJMorgan will follow up to discuss parameters, budget, and process for proposing events. All events need board approval before execution. No events will be planned for Fall 2024 due to budget needs for repairs after storm and funds needed for concrete repair.

A new Christmas light vendor has been selected for this upcoming holiday season. Meg Bullock to follow up on existing décor in storage and confirm timeline for new and robust Christmas light displays.

Soccer nets arrived via Soccer International, plan is for install in Spring 2025 to maintain the nets. Existing soccer nets will remain on goals until then.

Lawn Land and Beyond (Paul Kenney) has requested information on 2025 flowers/entrances. Plan is to mimic style of four corners area of Shadow Ridge in all entrances and large flower beds throughout neighborhood. There are several trees that need to be replanted and we need to plan for these in Spring 2025 plans. Plan would also include the replacement of dead bushes with new bushes/grasses/plants on medians that are close to driving range area of golf course.

The replacement pump for ponds behind Saddle Ridge/Center street has been installed. Previous pump and electrical box were ruined after July 2024 wind storm.

HOA members discussed the required Corporate Transparency Act and agreed to comply with board identification requirements. PJMorgan to collect necessary information from individuals on board and file paperwork on behalf of Shadow Ridge Neighborhood. There was unanimous support from board to move forward.

Jeff requested a formal financial review prepared by PJMorgan. Looking for alternative vendor from past years.

The HOA board unanimously approved the long term planning/study.

Flock safety proposal was presented for South Ridge and Double Creek Estates. This proposal is under review by neighbors in each part of this neighborhood. No decision was made to move forward with proposal until all neighbors approve costs associated with service.

The board is going to leverage Slydial via PJMorgan to collect past due HOA dues. This is a fee for service offered to our neighborhood for monthly fee.

There were no guests in attendance for this meeting. All board members in attendance with exception of Chris Kankousky and Jason Steele.

Motion to adjourn 7:31