

**The Ridges Homeowners Association  
Minutes for June 12, 2024  
Shadow Ridge Country Club**

**Call to Order at 6:35 pm**

President Chris Holder called the meeting to order. Homeowners Steve and Molly Dunning, who are leading an effort to replace playground equipment, were scheduled to attend; however, there was miscommunication with them – they will be asked to come to the Board meeting in July, prior to the annual homeowner meeting to present alternative playground options. Amy Freeman, Debbie Lutton, Todd Misselt, Jeff Wilson, and Chris McDonald were in attendance, along with Hilary Simpson, with PJ Morgan Property Management. Dustin Heng and Jeff Hultgren were absent.

**Approval of Minutes & Action Item Review**

May Board Meeting Minutes were reviewed and approved. The May Action Item List was reviewed and the following items noted: 1) At the request of Shadow Ridge Country Club the bushes at the corner of 189<sup>th</sup> Street were removed by Lawn Land & Beyond as they were blocking the view of automobiles exiting SRCC onto 189<sup>th</sup> Street; 2) A message was posted on the website reminding homeowners to stay off golf course property (no walking, biking, fishing, etc.); 3) Hilary Simpson verified that the annual homeowner meeting has been rescheduled for July 17<sup>th</sup> and that communication has been mailed to homeowners; 4) Dues notices have been resent to all delinquent homeowners per the Board's request and liens places as necessary on any homes with 90 day delinquencies; 5) Hilary noted the homeowner with lattice fencing has agreed to remove the fencing – the Board agreed to proceed with a lawsuit if fencing is not removed by June 30<sup>th</sup>; 6) Hilary confirmed that the pending lawsuit with the homeowner who constructed a carport (covenant violation) will be initiated if the carport is not closed in by June 30<sup>th</sup>, as agreed upon by the homeowner/Design Review Board.

**Treasurer's Report**

Jeff Hultgren was absent but provided the May Financial Review via email to the Board. The Board noted the following from the May Review:

Total Income was \$12K. YTD Income lagged budget by \$80K (homeowner dues delinquencies). Total Expenses were \$38K. YTD Expenses are \$23K under budget YTD, primarily due to expense timing issues. 2024 Beginning Cash was \$81K. 2024 Year End Cash projected is \$91K.

**Property Manager's Report**

Admin Log – 1) the annual homeowner meeting was scheduled for July 17<sup>th</sup>; 2) Flyers were distributed to homeowners participating in the annual Garage Sales, and signs were placed at the entrances to advertise the Garage Sales.

Grounds Log – 1) A leaking sprinkler resulted in water standing on the baseball field – McClellen Irrigation repaired the sprinkler; 2) McClellen Irrigation was contacted to adjust

the sprinklers along Shadow Ridge Drive as sprinklers were running during a time when it was raining; 3) An additional trash can was requested from Abe's for the Park; 4) 180<sup>th</sup>/Center Ridge Drive had no power to the controller which operates 18 zones – McClellan Irrigation will get this repaired; 4) 192<sup>nd</sup> Street Entrance across from Lazlo's had flowers on the end cap damaged by the City – LL&B will complete the repair and charge the City as needed; 5) Weeds in several areas of the end caps was addressed with LL&B and will be taken care of.

Maintenance Log – 1) Property Management has requested quotes for repairs needed on sidewalks that require mud jacking (these are maintained by the HOA).

Legal/Lawsuits – 1) the homeowner at 18611 Gold Circle requested clarification that the DRB would not allow keeping the back of the carport open (a covenant violation) – it was clarified that the homeowner needs to enclose the area as a garage with doors – the homeowner has agreed to complete any necessary upgrades to avoid a potential lawsuit. The Board agreed to proceed with a lawsuit if this project is not completed by end of June; 2) 1505 S. 181<sup>st</sup> Street – the homeowner reached out to Property Management, indicating they are still moving forward with necessary repairs as the home is in severe need of maintenance on siding and windows as well as painting of the home; 3) 1629 S. 187<sup>th</sup> Circle – the homeowners requested approval from the DRB to keep the lattice fencing up that they have installed, which the DRB denied. The homeowner has agreed to remove the lattice fencing. The Board reaffirmed their support of the DRB on this covenant violation.

Covenant Violations – 73 homeowners were contacted over between May 13<sup>th</sup> and June 7<sup>th</sup> regarding covenant violations. Primary violations were visible trash cans, contractor signage, and dumpsters in driveways.

### **Homes for Sale/Closings**

Information was presented by Property Management indicating 3 properties Active, 1 property Pending and 2 properties Sold. Price per square foot total for homes sold ranged between \$152 to \$183.

### **Design Review Board (DRB) Log & Update**

Three homeowner requests were reviewed and approved as follows:

2029 S 189<sup>th</sup> Street - Landscaping

19010 Pierce Plaza – Fence Installation

2029 S 191<sup>st</sup> Street – Exterior Paint

### **Security Reports**

The Board reviewed Crime Mapping data for May 8<sup>th</sup> - June, noting no issues within the confines of the neighborhood.

### **Social Events Update**

The Board confirmed that the 2024 Ice Cream Social will be held on September 8<sup>th</sup> from 3-5 pm. Mini ice-cream sandwiches will be purchased from Dairy Chef for this event.

## **Old Business**

- 1) The annual homeowner meeting has been rescheduled from July 10<sup>th</sup> to July 17<sup>th</sup>. The agenda for the meeting was reviewed, along with discussion regarding Board elections, which will be conducted at the annual meeting.
- 2) Flock Safety Review – Property Management presented information/bid estimates from Flock Safety for the potential installation/annual contract for adding cameras at the main entrances to capture license plate information for vehicles entering/exiting the neighborhood. Shadow Ridge Country Club has installed cameras from Flock Safety at the entrances to the Club, as reported by Justin Shanahan at the May Board Meeting. Approximate cost would be \$30K for installation with \$12-\$24K annually depending upon package selected. After considerable discussion, the Board agreed that this project would be presented at the annual homeowner meeting to determine interest by homeowners and willingness to support the expenses related to the project.
- 3) The Board discussed the location of the Cherry Ridge sign, which was relocated from the south side of Shadow Ridge Drive during construction of the Shanahan residence. Justin Shanahan has indicated he does not want the sign reinstalled on his property or on golf course property (where it is currently located). The Board discussed several options to pursue regarding signage placement and lighting. Additional discussion to follow.
- 4) Sidewalk Repairs – Property Management reviewed that approximately 15-20 locations require repair – bids have been requested. The Board discussed potentially sending letters to homeowners who have sidewalks in need of repair.

## **New Business**

The Board discussed the issue of one section of 180<sup>th</sup>/Shadow Ridge Drive that has only mulch and no flowers. The Board agreed LL&B should be contacted regarding this issue and other issues with the flowers that were installed this year.

The Board discussed the potential for the removal of a portion of the rock wall at the entrance on Pinehurst and agreed to have the city proceed as necessary.

## **Next Meeting**

The next Board meeting is scheduled for July 17th.

## **Executive Session**

The Board conducted an Executive Session to review several issues.

Adjournment at 8:38 pm. Minutes submitted by Amy Freeman, RHOA Secretary