

**The Ridges Homeowners Association  
Minutes for May 8, 2024  
Shadow Ridge Country Club**

**Call to Order at 5:31 pm**

Board Secretary Amy Freeman called the meeting to order as President Chris Holder was arriving a few minutes late. Guest Justin Shanahan, with Shadow Ridge Country Club reviewed with the Board the intent for SRCC to purchase 2 commercial grade cameras at a cost of \$3K each. These cameras will be utilized to read license plates for vehicles entering the Shadow Ridge property and assist in identifying any vehicles that may have been a part of any crime/mischief committed on golf course property. Justin encouraged the RHOA Board to consider purchasing residential grade cameras to install at each of the main entrances to the Ridges. The Board agreed that a meeting should be held with the vendor for further discussion regarding the cameras/cost for the HOA. The Board also discussed with Justin their intent to continue to notify Ridges homeowners that golf course property was separate from HOA property and to ask homeowners to stay off golf course property.

Board members present included Amy Freeman, Jeff Hultgren, Todd Misselt, Debbie Lutton, Dustin Heng, and Chris Holder. Adam Cockerill, Jeff Wilson and Chris McDonald were absent. Hilary Simpson, with the PJ Morgan property management team was also present.

**Approval of Minutes & Action Item Review**

April Board Meeting Minutes were reviewed and approved with minor changes. The April Action Item List was reviewed and the following items noted: 1) Chris Holder attempted to visit the homeowner who installed lattice fencing around their iron fence (against covenants) but was unsuccessful – the Board agreed to proceed with a lawsuit against this homeowner if they do not remove the lattice fencing; 2) The Board asked PJ Morgan reps to confirm that all delinquent homeowners received statements as the number of delinquent homeowners appears excessive – the Board asked PJ Morgan reps to resend statements asap; 3) Hilary Simpson verified that the post card regarding the annual garage sale (scheduled for June 7-9) has been mailed to homeowners; 4) Chris Holder reviewed his conversation with homeowner Dunnings regarding the budget for the upgrades to the current park/playground. The initial bids would require a substantial assessment to homeowners and Chris asked that the Dunnings (who graciously have volunteered to lead the fund-raising effort for this project) to present an alternative plan to the Board at the June meeting; 5) Hilary noted Christmas lighting pricing would be presented/reviewed for approval at the June meeting; 6) Hilary confirmed that letters sent to homeowners by the RHOA attorney are sent via certified mail – other demand letters/statements are currently not sent via certified mail.

**Treasurer's Report**

Jeff Hultgren presented the April 2024 Financial Review, noting the following: Total Income was \$34K. YTD Income lagged budget by \$58K (homeowner dues delinquencies). Total Expenses were \$27K. YTD Expenses were \$23K under budget YTD, primarily due to expense timing issues. 2024 Beginning Cash was \$81K. 2024 Year End Cash projected is \$113K.

The Board reviewed the Homeowner Dues Delinquency List which currently includes 71 homeowners. Five homeowners are over 25 months delinquent and have had Liens placed on their property. The Board also asked PJ Morgan to re-send reminder statements to all delinquent homeowners for both Ridges dues and Cherry Ridge Pool dues.

### **Property Manager's Report**

Admin Log – 1) 2265 S 186<sup>th</sup> Street has been noted as having a trailer parked in the driveway – a letter will be mailed to this homeowner; Property Management noticed the issues with the website have been resolved.

Grounds Log – 1) Property Management noted Lawn Land & Beyond and Abe's Trash were contacted after complaints were received regarding trash and limbs down in the park.

Maintenance Log – 1) the Board discussed the issue of the uneven sidewalk on the exit to Cherry Ridge Circle as reports near 1420 S.185<sup>th</sup> Circle – after discussion it was determined this is the homeowner responsibility (not on common HOA property) – homeowner will be notified.

Legal/Lawsuits – 1) Property Management reported that homeowners at 1505 S. 181<sup>st</sup> Street have responded that siding repairs/new windows/painting are scheduled to be completed by end of June – the Board noted they were also told this last Spring; however, hopefully will be completed as this residence is in dire need of maintenance; 2) The carport at 18611 Gold Circle is scheduled to be enclosed by end of June, per the homeowner – the Board will proceed with a lawsuit if this project is not completed; 3) 1629 S. 187<sup>th</sup> Circle – the Board agreed to proceed with a lawsuit if the lattice fencing is not removed.

Covenant Violations – 22 homeowners were contacted over the previous month for 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 1 property Active, 2 properties Pending and 3 properties Sold. Price per square foot total for homes sold ranged between \$141 to \$234.

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

Four homeowner requests were reviewed and approved as follows:

2610 S 191<sup>st</sup> Circle – Roof replacement

2611 S 181<sup>st</sup> Circle – Roof replacement

18422 Poppleton Circle – Driveway widening

1206 S 185<sup>th</sup> Circle – Siding, Windows and Landscaping

### **Security Reports**

The Board reviewed Crime Mapping data for April 10<sup>th</sup> thru May 7<sup>th</sup>, noting there was one Burglary noted at 2400 S 183<sup>rd</sup> Circle.

**Old Business**

The Board discussed neighborhood security and will move forward with a meeting with Flock Safety. Jeff Hultgren agreed to compose an updated message to email homeowners regarding neighborhood communications/safety.

**New Business**

Board members voted (with one abstention) to remove homeowner Cockerill from Board membership due to lack of attendance – President Holder will contact Mr. Cockerill to discuss.

The Board discussed the annual homeowner meeting and agreed it will be held on July 10<sup>th</sup>. Property Management will schedule the room with SRCC.

**Next Meeting**

The next Board meeting is scheduled for June 12th.

Adjournment at 7:03 pm. Minutes submitted by Amy Freeman, RHOA Secretary