

**The Ridges Homeowners Association  
Annual Homeowner Meeting  
Minutes for July 17<sup>th</sup>, 2024  
Shadow Ridge Country Club**

**Call to Order: 6:55pm**

Board Members present included Amy Freeman, Jeff Hultgren, Todd Misselt, Debbie Lutton, Dustin Heng, Chris McDonald, & Chris Holder. Jeff Wilson was absent. Hilary Simpson, Dan Benda, & Rachelle Plambeck, with PJ Morgan Property Management Team were also present. Homeowners in attendance were recorded on a sign-in sheet.

Treasurer Jeff Hultgren delivered his Treasurer's report:

**How Will 2024 Dues be Spent:**

- 2.2% Social Events
  - o Easter Egg Hunt, Fall Social
- 13.9% Administration
  - o PJ Morgan Property Management feed, Common Area Liability Insurance, Property taxes, Postage, Mailings, Board Meetings
- 17.8% Utilities
  - o MUD & OPPD Invoices
- 66.1% Groundskeeping
  - o Mowing, Tree Care, Lake Quality, Holiday Lighting, Sprinkler Maintenance, Snow Removal, Mailbox & Sign Repairs

**Did you know...?**

- Ridges HOA historically spends \$5,000-\$17,000 annually repairing brick mailboxes from hit & run accidents
- The current Lawn Contract is \$163,000 per year, with Lawn, Land & Beyond. Contracts are bid out biannually.
- In 2024, Monster Tree will remove 29 diseased trees and grind 27 stumps.
- 600 Dairy Chef ice cream sandwiches were served at the 2023 Fall Social.

President Chris Holder addressed Homeowners:

**State of The Ridges**

- Neighborhood Improvements
  - o Board is reviewing Concrete Bids for proposed replacement or repair in common HOA areas.
  - o Neighborhood Beautification Committee: Board appointed homeowner, Molly Dunning, has been working with various vendors to draft a plan for a new Playground. This is an ongoing and unapproved project.
  - o The board heard homeowner requests for more tree trimming in common areas and walking paths.

**General Questions / Answers**

- Street Repairs, speed bumps, pot holes are all under The City of Omaha. Homeowners are encouraged to report these to the City. PJ Morgan has mailed an official request to The City of Omaha, for repaving of Center Ridge Drive & Shadow Ridge Drive.
- Flower beds at entrances, Board agrees with homeowners that flower beds could appear fuller and more balanced.
- Unkept rear lots in South Ridge, that line 180<sup>th</sup> Street, this area is owned by individual lot owners, up to the sidewalk on 180<sup>th</sup> street. This is homeowner's

responsibility to maintain, board will not be contracting work on behalf of homeowners.

**Board of Directors / Election**

President Chris Holder thanked the current Board members for their dedication and contributions to the Board of Directors. The following homeowners have volunteered to run for The Board of Directors:

Chris Holder  
Jeff Hultgren  
Dustin Heng  
Todd Misselt  
Debbie Lutton  
Chris McDonald  
Jim Daday  
Ryan Oswald  
Molly Dunning  
Tyson Uptagraft  
Paul Prusa  
Chris Kankousky  
Robert Novak  
Katie Bjorkman  
Scott Lacey  
Jason Steele

The candidates that were in attendance introduced themselves and provided a brief summary of why they would like to serve on the Board of Directors. Ballots were distributed, and votes were collected and tallied. Homeowner Mike Thielen was present and validated the election results. The following candidates were announced as the Board of Directors: Jeff Hultgren, Dustin Heng, Chris McDonald, Ryan Oswald, Tyson Uptagraft, Chris Kankousky, Katie Bjorkman, Scott Lacey, & Jason Steele.

**Adjournment:**

All were thanked for their attendance and the meeting was adjourned at 8:41pm.