



Ridge South Homeowners Association

ANNUAL MEMBERSHIP MEETING February 12, 2005 9:00 a.m.

Board Members Present: Peter Sartori, Brad Rushton, Joe Zugmier, Bob Carter, Warren Woita, Marty Kasl, Brad Stedman and Brent Tripp (8).

Association Members Present: Douglas Johnson, Jeff Quandt, Julie Pell, Don Daringer, Millie Schenk, Dale Schenk, Dick Wampler, Jay Peters, John Fallick, Gary Schieke, Jeff Lapin, Alycia Dieckman, Joan Adkins, Michael Calvert, Shelly Woita, Chris & Lara Collins, Dean Wildman, Christine Mann, Jeff Mann, Brett Daugherty, John Schwery, Todd Sorensen and Eric Schafers (24).

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The annual meeting of the Ridge South Homeowners Association was called to order at 9:06 a.m. by President Bob Carter.

INTRODUCTIONS

President Bob Carter opened the meeting with an introduction of the current board members, then asked that the homeowners present introduce themselves.

PRESIDENT COMMENTS

The 4th of July parade was discussed as a way for people in our neighborhood to get to know one another. Last year there was a great turnout.

There was also reinforcement of the board continuing to work for the members of the association and positive discussion thereafter regarding working hard to keep all

members involved and informed about what is occurring within the association and the neighborhood.

TREASURER'S REPORT

A current 2004 treasurer's report was given to members as they entered the meeting. The report was self-explanatory. Discussion about the legal fees being so high ensued. The board stated that it hopes in 2005 our legal expenses will go down. Questions were directed to Treasurer Steve Sheets.

ARCHITECTURAL REVIEW COMMITTEE REPORT

A current report was given by Warren Woita, Brent Tripp and Jeff Lapin. The committee approved 23 new homes in 2004. Topics discussed were as follows:

- The clarification of covenants.
- The approved builders list.
- Addendums to covenants from Brager & White regarding the brick requirements for the different lot designations.
- Mowing of vacant lots. It was suggested that there needs to be communication between the concerned neighbors and the owner. Discussion also occurred regarding neighbors having the unkempt lots commercially mowed and presenting the bill to the owner. The board expressed that it would not be its responsibility to collect payment for such services. Don Daringer suggested filing a report with the Lancaster County Weed Control Authority.
- Jeff Lapin expressed concerns regarding Roman Numeral V on the top of page three of the covenants. He pointed out that he believed that the covenants required that the approval of plans be filed and recorded with the register of deeds and questioned whose responsibility it was to do the filing.
- Clarification of ground-level square footage of houses in the covenants was also an ongoing discussion.

LANDSCAPE REVIEW COMMITTEE

Don Daringer reported on the current progress of this committee. He started out by thanking everyone for the good progress made on the requirements this last year. He stated that there was a tremendous amount of work done in 2004, but there's still much more to be done. He also provided a handout at the sign-in table regarding requirements. Topics discussed were as follows:

- Don stated that he had had numerous calls from residents on Southern Light Drive wanting to know if the area behind their homes and that extends down behind the houses on Shadow Ridge Road is a commons area. He stated that it is not our property and we have no control over it. It is owned by Lincoln Memorial.

- Time allowed to be in compliance with landscape requirements was discussed. It was reiterated that homeowners have 15 months from beginning of construction of the dwelling to complete the required landscaping.
- Don stated that they will be inspecting for compliance with landscaping requirements again in the spring.
- Street trees. Don suggested contacting Andy Campbell at Campbell's if you have any problems with the trees planted in 2004. There is a one-year warranty on them. Also, if anyone wants additional trees, they can contact Andy. Don stated that there will be more trees planted in the fall of 2005. A specific time is not known currently, but he will try and pin that down and report in the future. Brian Schwabauer is the City Forester and they will mark where the trees will be planted. If anyone would like to change the placement of a tree, please contact Mr. Schwabauer or Mr. Campbell to discuss. Don stated that this has not been any problem in the past.
- The next area discussed was the area behind the houses that back up to South 27th Street. The homeowners that own the homes south of the Ridge entrance and that back to South 27th Street are responsible for the maintenance of the backyards up to South 27th Street. This is not a commons area.
- Outlots A, B and C.
 - Outlot C was discussed initially. Don clarified that this was the lot between Ridge Road and Shadow Ridge Road. He questioned whether everyone was pleased with the maintenance in 2004 and there was no opposition. He stated that they had done a lot of tree trimming in 2004 in this area.
 - Outlot B was discussed, that being the common area on the north side of Ridge Point Road. It was seeded. It has not been accepted yet. He had no information about trees because the developer was not present to answer questions.
 - Outlot A was also discussed, that being the retention cell behind Shopko and along Pine Lake Road. Part of this area was seeded last fall. Don thinks it will be turned over soon. He is working with Hampton on this area. They have agreed to plant to native grasses: Little bluestem, blue grama, switchgrass and buffalo grass. Don said it will take three years for this to really get going, but then it will only need to be mowed once a year.
- The area around the new doctors' building was discussed. The area behind the building is their responsibility, and Don has been working with the developer and is pleased with his contacts so far. This will affect the homeowners' backyards that live along this area.
- Residential yard cleanup. It was suggested that neighbors who feel that this is a problem should contact the individuals personally.

In summary, Don stated that there is a lot of work to be done by the landscape committee in 2005. Possible upcoming projects were discussed as follows: Improving the area around the entrance sign at Ridge Road and Pine Lake Road and installation of irrigation at the entrance and along Pine Lake Road.

NEIGHBORHOOD WATCH REPORT

Current coordinators gave their report of activity. Topics discussed were as follows:

- Signs have been posted throughout the neighborhood.
- Newsletters are sent out from LPD on a quarterly basis of criminal activity, and not much was noted.

ELECTION OF DIRECTORS AND OFFICERS

There were three board positions open, each for a three-year term. This came with the term expiration of Marty Kasl, Brad Rushton and Scott Kiefer.

Nominated members were Brad Rushton, Jeff Mann, Julie Pell, Jeff Lapin and Alycia Dieckman. Motion for nomination to cease by Joe Zugmier, second by Greg Schieke. Vote followed by ballot. Alycia Dieckman held 98 proxy votes conveyed to her by Hampton Development Services. Elected board members were Julie Pell (124 votes), Jeff Lapin (103 votes) and Alycia Dieckman (101 votes). Julie Pell volunteered for the secretary position and Steve Sheets volunteered to continue on as treasurer. Jeff Lapin was nominated for president. Bob Carter suggested a reorganizational meeting to immediately follow the adjournment of the annual meeting in order to discuss officer positions.

STANDARD FENCING MATERIALS

Joan Adkins expressed her concerns regarding the allowed fencing materials. Issues regarding safety and privacy of the standard fencing materials were discussed. Cost was also noted as a factor regarding iron, brick, stone and stucco, as compared to wood fencing. The Declaration of Uniform Fencing of Ridge Point was reaffirmed. The board expressed that it appreciates the concerns raised; however, to change the covenants, a majority vote by the association needs to take place.

REPORT OF COMMONS AREA

The pond on the southeast corner was discussed in detail. Drudging continues, and once it is turned over to the association, seeding will start. Don Daringer expressed that he felt this was imminent. Hampton has previously noted that the pond serves as a silt basin. It is also used for flood control.

Safety along the bike trail was brought up. A possible fence installation along the bike path will be discussed further.

AMENDING BYLAWS

START TIME OF ANNUAL MEETING: Discussion was had regarding the possibility of amending the bylaws to change the start time of the annual meetings. Although there was some suggestion that it might result in higher attendance, the association members felt that the current start time and date did not need to be changed. It was expressed that it was important to stay consistent so that everyone knows when and where the meeting will take place.

APPROVED BUILDERS LIST REQUIREMENTS: There was discussion regarding amending the bylaws for the approved builders list. Input was given from all sides of the issue. Generally it was expressed that there were pros and cons to the builders list. Some members of the Architectural Review Committee felt it was good to have the list. The Acknowledgement of Builder form was thought to be a good introduction to the required covenant compliance by builders. There was some discussion surrounding legal fee recovery if a builder was found to be noncompliant. The board relayed that our legal counsel had informed them that these fees would not be recoverable.

OPEN FORUM

- Garbage disposal contracting was a topic of discussion. A statement was made regarding garbage companies being very territorial in Lincoln and that this might be difficult to accomplish. Some felt it was still worth pursuing.
- Snow removal was also brought up. The possibility of contracting for snow removal was discussed. This would be on a house-by-house basis and people could choose to participate or not. The speed of snow removal on streets was also mentioned. The board has no knowledge of any plans that the city has to plow our streets more quickly and has no control over this.
- A question was raised regarding whether there were any covenants or rules regarding where trash bins were to be stored. Bob Carter stated that there was no existing rule or covenant that had to do with where trash bins had to be kept and reiterated once again that to amend the covenants, a vote would need to occur.

The annual meeting was adjourned at 11:17 a.m.

Respectfully submitted,

Julie A. Pell, Secretary
Board of Directors