



Ridge South Homeowners Association

BOARD MEETING - BUILDER APPROVAL **February 24, 2005 - 7:00 p.m.**

Board Members Present: Brent Tripp, Julie Pell, Peter Sartori, Jeff Lapin, Alycia Dieckman, Jeff Mann and Brad Rushton.

Others Present: Douglas Schmidt of DSC Inc. and Mike Thomalla of Woods Bros. Realty.

The meeting was called to order at 7:07 p.m. Agenda items for the meeting included requests to be placed on the List of Approved Builders by two builders, Douglas Schmidt for DSC Inc. and Jeff Mann for Mann Custom Homes. Doug Schmidt was accompanied by Mike Thomalla, his representative from Woods Bros. Realty.

PRESENTATION BY DOUGLAS SCHMIDT FOR DSC INC.

Mr. Schmidt began building homes in 1996. The last few years he has been building at Himark. He presented a proposed plan and said he plans to build the same plan on Lots 23 and 24, Block 1, which are 2601 and 2611 Ridgeline Court. These lots back up to Union Bank and the new doctors' building. These are C lots. Mr. Schmidt has purchased four lots in a row on Ridgeline Court. President Tripp asked for clarification regarding different faces on the homes. Mr. Schmidt said that they are the same footprint for the home with different elevations on the outside. Mr. Schmidt presented photographs of the two different elevations, as well as some additional photographs of the same home, but with different elevations and some minor changes to exteriors.

Brad Rushton questioned if the rooflines would be different. Mr. Schmidt said that they would be different. Mr. Schmidt stated that the home is just under 2200 square foot on the main level and about 1850 s.f. finished in the basement. Price will be around \$370,000. At Himark this house sold for \$520,000. Both houses will be specs. Himark homes were specs, too, and all sold in the drywall stage.

Peter Sartori had questions regarding the homes having the same footprint and if the floor plans would be the same. Mr. Schmidt said that they would be close. Sometimes there may be changes to improve the plan and make it more appealing to the buyer.

President Tripp at this point proceeded with the standard questions asked of all builders.

- How long have you been a builder? 1996
- How many homes a year do you build? Last year, 12. Will be pretty consistent.
- Do you consider yourself a custom home builder or spec or tract? Starts as spec, but selling in the drywall phase so that buyers can customize to liking. As far as starting from scratch and custom build, no. Builds two specs to one custom.
- Price range? High \$300,000s to \$500,000+. Does do some starter homes, 16- to 1800 s.f. ranches.

Mr. Schmidt stated that all four of the lots are walkout lots and would be walkout ranches.

The Uniform Fencing Covenant was reaffirmed and clarified by President Tripp. Brad Rushton asked if the homes would have the same look from the back. Schmidt said that they would for the most part. He stated that a similar situation could be viewed on Sawgrass Drive.

President Tripp clarified that we would only be putting the builder on the list at this meeting and that the Architectural Review Committee would have to approve all plans before commencement of building. He clarified that the plan would have to be submitted and explained how he would calculate the brick, stating that no credit is given for foundation brick.

Messrs. Schmidt and Thomalla were asked to leave the room briefly. Jeff Lapin made a motion to add Doug Schmidt/DSC Inc. to the list of approved builders. Peter Sartori seconded the motion. Motion carried by voice vote. Schmidt and Thomalla were asked to return to the room. President Tripp announced that they had been added to the list.

Several members of the board expressed concern regarding the houses being the same or similar. Mr. Schmidt stated that he had the option to turn the four lots back over to Hampton if the Architectural Review Committee (ARC) would not approve the plans. Mr. Schmidt stated that he wanted it to be very clear that the changes would be minor. It was again noted that the approval of the plans would be up to the ARC and that the changes would have to be sufficient to satisfy the requirement that the integrity of the neighborhood is upheld.

President Tripp again stressed the importance that there be no digging until there was a verbal approval by the ARC, followed by a written approval. He also noted that there needed to be a landscape plan approval, in addition to full sod and sprinklers.

PRESENTATION BY JEFF MANN FOR MANN CUSTOM HOMES

The ARC review committee previously was given the plans for the home that Mann Custom is requesting to build. It is on a B lot on Ridgeline Drive. Mann Custom has previously built two homes in the Ridge. This home is presold, with 2400 square foot on the first floor and 1500 finished in the basement.

Mann Custom has been a builder for 32+ years. They build all custom homes. They may have one spec home for sale at a time. The company builds 10 to 15 homes a year. Price range is \$350,000+. They have built homes at The Preserve and at Himark. He does not own any other lots in the Ridge at the present time.

Peter Sartori made a motion to approve Mann Custom Homes as a builder on the approved builder list. Julie Pell seconded the motion. Motion carried by voice vote.

FURTHER DISCUSSION

Before adjournment of the meeting, Peter Sartori again expressed concerns regarding the similarities of the houses that Mr. Schmidt plans to build and there was further discussion regarding this.

The two lots owned at the entrance by Rembolt were discussed. It was noted that it is their intent to build on both lots.

Jeff Lapin suggested that someone talk to Don Bowman regarding changing the builder acknowledgment to have an enforcement clause where the costs of enforcement would be shifted to the builder if they were found to be in violation. President Tripp suggested that Jeff draft the language to be included.

Alycia Dieckman expressed an interest in knowing whether anyone had ever approached the cemetery regarding the amount of cornstalk debris that blows around for several months following the crop harvest in the fall. No one knew of any communication.

Peter Sartori made a motion to adjourn the meeting.

The meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Julie A. Pell, Secretary
Board of Directors