



Ridge South Homeowners Association

**MONTHLY MEETING
BOARD OF DIRECTORS
February 28, 2005 – 7:00 p.m.
Bess Dodson Walt Branch Library**

Board Members Present: Brent Tripp, Julie Pell, Jeff Mann, Warren Woita, Alycia Dieckman, Jeff Lapin, Treasurer Steve Sheets.

Association Members Present: Don Daringer, Joe Zugmier, John Kroeger, Todd Sorensen.

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The monthly meeting of the Ridge South Homeowners Association was called to order at 7:03 p.m. by President Brent Tripp.

MINUTE APPROVAL

Minute approval was sought by President Tripp for the February 12, 2005, annual meeting minutes and reorganizational meeting minutes. Woita made a motion to approve the minutes. Mann seconded the motion. Motion carried by voice vote.

SECRETARY REPORT

Secretary Pell handed out a proposed draft of the upcoming newsletter for review of the board. The proposed web site was discussed. Forum-type web site could be obtained for no charge. A domain name could be purchased for approximately \$35 per year. The web site hosting costs would be \$100 per year.

General discussion was had regarding the web site. Password protection of certain areas of the site would be a possibility. The site address was discussed and the board agreed upon www.ridgesouth.com if it was available. President Tripp requested a motion to proceed with the web site. Lapin made a motion to approve moving forward with the web site. Woita seconded the motion. Motion carried by voice vote.

TREASURER'S REPORT

Treasurer Sheets reported that the current checking account balance was \$15,580.00. He also reported that 80 of 120 lots had paid their dues so far. He sent an e-mail reminder to the list

that he had from garage sale last year. Bob Carter had presented him a bill for \$55.09 for the annual meeting postage and envelopes and letterhead purchased. He requested approval to reimburse Mr. Carter. Out lot liability insurance is up for renewal at \$450. He reported that this amount had remained the same over the last couple of years. He requested approval to renew.

The out lot insurance cover is \$1,000,000 coverage on everything except fire damage and medical expense. Fire damage is \$100,000. Medical expense is \$5,000. The million dollars covers general aggregate, products completed opposite aggregate, personal and advertising injury, and each occurrence is \$1,000,000. Lapin stated that he felt that coverage was more than adequate.

Sheets had discussion with the insurance company regarding acquiring additional out lots. The insurance company stated they all would be covered. Daringer questioned whether all of the out lots should be identified in the policy. Lapin stated that he thought it should be identified. He felt that when we took control of the other out lots that the board should send them a certified letter indicating that we now have control so that they couldn't deny coverage on that basis.

Sheets requested a motion to pay Bob Carter and a motion to let the insurance policy renew as of 3/16/05. Mann made a motion to approve the insurance policy renewal. Woita seconded the motion. Motion carried by voice vote. Mann made a motion to approve reimbursement to Bob Carter for the stated amount. Woita seconded the motion. Motion carried by voice vote.

Dues collection was discussed further.

BOARD MEMBER TERMS & COMMITTEES

Term lengths of current board members was discussed and clarified as follows:

Julie Pell	3 years remaining
Alycia Dieckman	3 years remaining
Jeff Lapin	3 years remaining
Warren Woita	1 year remaining
Jeff Mann	1 year remaining
Brent Tripp	2 years remaining
Brad Rushton	2 years remaining
Peter Sartori	2 years remaining
Brad Stedman	1 year remaining

ARCHITECTURAL REVIEW COMMITTEE: Committee was discussed and members clarified as follows:

Warren Woita, Chairman
Brent Tripp
Jeff Lapin

Tripp expressed an interest in finding a replacement for himself on the ARC due to the increased duties of presidency. Don Daringer questioned why the board didn't look for an outside third party, possibly an architect, to review the plans and report back to the ARC whether they felt plans should be approved. Woita stated that he wouldn't mind looking into this. He questioned whether a builder would be willing to pay for the service. He asked Mann his opinion regarding builders being willing to pay for that service. Mann thought most probably would not be willing to pay unless they knew for sure that they were getting approval.

Lapin questioned what it would cost. Tripp thought best-case scenario it would be \$200 if there were no problems. Discussion ensued regarding problems with covenant interpretation. Daringer questioned whether it was the board's fault or the builder's fault. Tripp stated that Hampton has not been giving out the full set of covenants to builders. He stated that they have been giving out a marketing flyer set of covenants that are not complete.

Daringer again expressed that he felt we needed a qualified person to give the approval back to the builder. Tripp gave an example of Rod Hornsby not meeting brick requirements. The committee then discussed that issue with Mr. Hornsby and he was willing to come back and fix it to meet the requirements in the covenants by adding brick and changing the rooflines and windows.

Tripp expressed an opinion that this would drive a further wedge between the builders and the board. Daringer stated that he felt the board was carrying a lot of responsibility in this area. He expressed concerns regarding a home that met covenants, but the committee didn't feel fit into our neighborhood. Tripp asked if anyone would support this. Lapin stated that he would support it at a reasonable price. Daringer stated that Olsson Associates had done some approvals previously. Woita expressed a concern that the ARC would end up in the middle.

Discussion was had regarding the lots left to build on. There are 44 lots left in the neighborhood to build on. Tripp again requested a volunteer to serve on the ARC. Lapin stated there had to be three members on the ARC.

LANDSCAPE COMMITTEE REPORT: Landscape Committee was discussed and members clarified as follows:

Don Daringer, Chairman
Bob Carter
Jeff Jones

Don Daringer reported that the real problem facing us is they are going to try to turn over the common areas just as soon as possible. He doesn't want to accept them until he sees a good stand of grass, but stated that we may not get them in that condition. The attorney has told us that if we don't like it, turn them back to them. He said that they had seeded some and it was coming up. Daringer asked that we have a meeting and invite Hampton to get status.

NEIGHBORHOOD WATCH COMMITTEE: Neighborhood Watch Committee was discussed and members clarified as follows:

Warren & Shelly Woita
Dale & Millie Schenk

ARCHITECTURAL REVIEW COMMITTEE REPORT

Tripp clarified agenda item (a), which was should the board issue the covenants to the approved builders. Woita stated that we should do it, since Hampton is not doing it. Tripp stated we should issue them to all current approved builders. Woita stated that we should issue them every time a new set of plans comes in as well.

Noncompliant homes was discussed next. The South Fork home was discussed as the foundation is exposed. Lapin stated that he tried to get ahold of the builder, but had been unsuccessful as of yet. This home is still for sale. Also discussed was the home on South Ridge Road that has no yard, no landscaping, no paint, no porch columns. This home is occupied by the builder/owner. Mann suggested that we wait until later in spring to give them some time and that we should monitor it. Daringer stated that he had been contacted by the owner regarding the yard and wanting to put it in.

Lapin discussed the fact that there is no landscape committee in the covenants, so therefore all landscape plans have to be approved by the ARC according to the covenants. He suggested adding the landscape committee to the covenants to let them approve the landscaping.

Fencing was discussed next. Tripp reaffirmed the way the fencing verbiage reads is how it will remain. Woita expressed a concern that everybody be made aware of the fence requirements. Pell stated she would place a statement in the newsletter regarding fencing.

LANDSCAPE COMMITTEE REPORT

Daringer stated he spoke to both companies that did weeding and feeding of out lots and they both said that they would have the same prices for this year as they did last year. He explained to them that we would be acquiring more out lots in the future and they agreed that they would look at that as a separate issue as it is presented. Tripp expressed a desire to have Fred Matulka come to a meeting to discuss out lots.

Tripp requested prices. Sheets quoted a figure of \$1,575 for one-half of 2004, which equated to \$3,150 for the 2004 year. This figure did not include fertilizing. Sheets quoted \$1,040 for Outlot C fertilizing, plus \$100 to fertilize around the sign, plus \$65 to mow around the sign on Pine Lake Road, for a total of \$1,205 to Nebraska Sod. Tripp requested Daringer get additional quotes on the mowing to make sure we're competitive.

Compliance audits were discussed. Audit was done last spring. Everyone was sent a letter at that time stating whether they were in compliance or not. The letter stated requirements and where they were lacking. Homeowners were given 90 days to be in compliance. Daringer stated that there was a lot of landscaping done by a lot of people. He expressed a concern raised by homeowners regarding disparity from home to home. He requested guidance from the board regarding what the next steps should be. Small tree sizes were discussed. Number of evergreens versus deciduous was discussed. Daringer clarified that there must be six deciduous trees, 2-inch caliper; two 5-foot evergreens; 20 1-gallon pots.

Don stated that the prior board had discussed sending a letter out clarifying requirements at 16 months and that if homeowners didn't comply, the board would file a notice on their property that they were not in compliance. There would be no fines, just a notice filed so that if the property was sold, the new buyer would be aware of the noncompliance. The notice costs \$20 to file. The homeowner would be required to pay the extra \$20 with their dues for the year.

Tripp questioned when audits would begin again. Daringer said in the spring, sometime before July. Lapin expressed concern that homeowners should be notified that the landscape committee will be coming onto their property. Daringer stated that they actually do measure the trees and that is what takes time. Tripp affirmed that there should be notice given that we are going onto property. Daringer stated that everywhere they had gone previously, they knocked on the door and told the homeowner why they were there. Tripp tabled the discussion until later in the spring.

HAMPTON ISSUES

Tripp inquired as to whether the board wanted to have Fred Matulka come to a meeting or whether a smaller group should go see Fred. Woita expressed a desire to have them come to a meeting since they haven't appeared at any other meetings. He thought that we could have a special meeting set up for this. Board would like to know what their plans are for out lots and what the schedule is and what are they going to do as far as grading, drainage, vegetation, planting trees. Tripp stated that the board should have an agreement with them as far as time line.

Daringer stated that Hampton had said at one time that he was going to put some trees around the pond. He thinks it's important that we have them come before the board and discuss what their plans are. He expressed a concern regarding different answers coming from different people at Hampton. He would like to see it in writing. Cul-de-sacs are also RSHA's responsibility. Tripp would like to know what plan is with dirt piles and would also like to see silt fences. The concrete display fence was discussed.

Other issues outlined by Tripp for discussion with Hampton were as follows: Entrance sign, full covenants given out to builders. Hornsby has stated that he is willing to work with the board regarding the entrance sign being on his property.

CLARIFICATION OF COVENANTS

Lapin opened the discussion regarding the covenants. He suggested that if we are going to make changes to the covenants, all the changes that need to be made should be made at one time. This requires approval of 2/3 of the members. Changes discussed were as follows:

- ❖ Adding landscape committee as specific definition
- ❖ Clarifying approved builders list as to exactly what we're requiring. Put acknowledgment requirement in covenants.
- ❖ Clarify who is responsible for filing the ARC plan approval with the register of deeds.
- ❖ Paragraph 6: Change from the ARC approving landscaping to the Landscape Committee approving landscaping.

- ❖ Paragraph 10: Square footage requirements. Clarify exactly what is required on each lot. No change of the requirements.
- ❖ Add amendments into the covenants, including D lot requirements, so that we have a single set of covenants.
- ❖ Paragraph 14: Changing landscaping responsibility from ARC to the Landscape Committee.
- ❖ Paragraph 21: Put fencing requirements in covenants.
- ❖ Paragraph 23: States C lot requirements. Also include A, B & D lots as well.
- ❖ Paragraph 31: Clarify how action can be brought for violation of the covenants and clarify exactly what will be done if there is a violation.
- ❖ Clarification of HVAC screening from the street.
- ❖ Change verbiage regarding sod requirement and no seeding allowed.
- ❖ Clarify sprinkler verbiage regarding being in before house is occupied.

Discussion was had regarding seeing old language beside verbiage with new clarifications and putting it on the agenda for next meeting. Dieckman questioned whether buyer would ultimately be responsible or builder. Tripp suggested putting verbiage in and then it could be discussed.

OTHER DISCUSSION

Tripp discussed agenda for next meeting: covenants clarification, Hampton attending a meeting. Lapin stated that a vice president needed to be nominated. Tripp stated that we needed to wait for the full board to be present to do that.

Daringer brought up the subject of the garbage contracting and whether that was still a viable issue. Tripp stated that if someone wanted to pursue that, that would be fine.

Warren Woita made a motion to adjourn the meeting. Jeff Mann seconded the motion.

The monthly meeting was adjourned at 8:17 p.m.

Respectfully submitted,

Julie A. Pell, Secretary
Board of Directors