



# Ridge South Homeowners Association

www.ridgesouth.com

## Board of Directors

Alycia Dieckman  
Jeff Lapin  
Jeff Mann

Julie Pell  
Brad Rushton  
Peter Sartori

Brad Stedman  
Brent Tripp  
Warren Woita

## Officers

President - Brent Tripp  
Vice President - Brad Rushton  
Treasurer - Steve Sheets  
Secretary - Julie Pell

### MONTHLY MEETING - BOARD OF DIRECTORS

April 25, 2005 – 7:00 p.m.

Bess Dodson Walt Branch Library

**Board Members Present:** Brad Rushton, Julie Pell, Peter Sartori, Jeff Lapin, Warren Woita, Alycia Dieckman.

**Others Present:** Steve Sheets, Don Daringer.

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The monthly meeting of the Ridge South Homeowners Association was called to order at 7:01 p.m. by Vice President Brad Rushton. President Tripp was not able to attend due to another commitment. No guests were present.

### SECRETARY REPORT

Secretary Pell requested approval of the March 14<sup>th</sup> and March 28<sup>th</sup> minutes. Jeff Lapin made a motion to approve both sets of minutes. Warren Woita seconded the motion. Motion carried by voice vote.

Status of the newsletter and web site were discussed. Future publication avenues of RSHA news and information was discussed. Discussion was had regarding trying to collect all association members' e-mail addresses so that information could be disseminated in a more cost-efficient manner. This was also discussed as a less time-consuming method of communicating with members. A decision was made to put out a notice in the April-May newsletter to all who had not previously submitted their e-mail addresses stating that this newsletter would be the last publication that would be mailed via USPS from the association and that all further notifications and news would come through e-mail and the web site. In this notice members will be strongly encouraged to submit their e-mail address or contact the board if they had no access to e-mail or the internet. Secretary Pell stated at the present time there are still approximately 75 RSHA members that have not submitted e-mail addresses.

Web site status was discussed. Secretary Pell stated that the regulatory documents had not been posted to the web site due to the fact that she had no electronic copy of them. Jeff Lapin stated he would e-mail the covenants currently under revision to Pell for inclusion on the web site. Future advertising by local people, i.e., kids mowing, babysitting, cleaning, was discussed on the web site. Impact on not-for-profit status was discussed. Price to be charged was discussed. This issue was tabled until next meeting so that Steve Sheets could check on how it would affect the nonprofit status or the organization.

Secretary Pell requested approval for the printing of the directory. The board agreed to go ahead and have it printed and then the bills could be presented for payment/reimbursement at the next meeting.

Garage sale advertising was discussed. Steve Sheets said that John Fallick's sister worked at the Lincoln Journal Star and put the ad in free for the sale last year. The board agreed that the ad should be placed Monday through Saturday. Secretary Pell will submit bill for reimbursement at next meeting. Steve Sheets stated that he retained the signs from last year and that he would place those signs at the entrances the week of the garage sales.

### **TREASURER'S REPORT**

Treasurer Sheets stated that the current balance is \$19,466. The \$450 out lot insurance bill was recently paid. There are no current outstanding bills. All homeowners have paid their dues. There are five builders that have not paid dues yet. Treasurer Sheets stated one or two of those homes are close to selling and dues will be paid upon closing.

### **LANDSCAPE COMMITTEE REPORT**

Don Daringer reported on maintenance of commons, mowing and fertilizing. He stated he would call Lori regarding concerns over large weeds around detention cell. Bids on mowing and fertilizing were discussed. Vice President Rushton stated that President Tripp had informally approved low bid. Discussion was had regarding the two bids from Pinnacle and World of Green. Peter Sartori made a motion to approve Pinnacle for the maintenance services. Warren Woita seconded the motion. The motion was approved by voice vote.

Landscaping of entrances was discussed. Vice President Rushton asked if anyone had had contact with Rod Hornby. Discussion was had regarding easement for entrance sign area at Ridge Road and Pine Lake. There was discussion regarding taking measurements of the area to determine what the easement should encompass. The board expressed an interest in having Mr. Hornby attend a meeting. Daringer stated he would contact Rod Hornby and request that he come to the next board meeting. He also stated he had doubt as to whether he would come. Discussion was had regarding costs of easement. The board agreed that the association would be responsible for costs associated with the easement. Legal lot lines were discussed. It was agreed that the board should have an agreement with Hornby and then send the final to Bowman for drafting. Discussion of the two lots that face Ridge Road between Pine Lake and South Ridge Road ensued. It was clarified that there are two lots located there. There was further discussion regarding whether Hornby intended to put one house on two lots or whether he intended to put two houses there.

Improvements and beautification were next on the agenda. Daringer stated he felt the easement issue should be resolved with Hornby before the board undertakes any landscaping at entrance. The board agreed and the issue was tabled.

Discussion was had regarding touring out lots for those board members that had not been around to all of them. It was agreed that interested board members would meet Don at the entrance sign on Sunday at 2 p.m. Vice President Rushton stated that President Tripp felt that the board members should go tour areas and make a punch list of problem areas, then schedule a meeting with Hampton.

Mandatory sod was discussed as a change to the covenants. There are some homeowners that have chosen to seed parts of their lots that back to common areas and this was of concern to some board members. Lapin stated that the protection that is in the covenants now is that the landscape committee has to approve all landscaping and they could reject anyone's plan that included seeding of

any part of their lawn. The board agreed that this was something that should be added to the covenants.

The board discussed the split of the common areas maintenance with the commercial association. Lapin questioned whether the agreement was ever received from Hampton. The board agreed that this should be followed up on.

The dirt pile progress and the silt fences were discussed. There are no silt fences installed yet. Vice President Rushton stated a concern regarding whether or not they were finished because it appeared there could be drainage issues at this point. The board agreed to continue to let Hampton work on this issue and see how it progressed. Vice President Rushton requested Daringer to call Hampton and inquire regarding silt fences.

Discussion was had regarding concrete fencing structure. While the structure has been removed, the posts remain. Rushton requested Daringer to follow up regarding the fence posts. Secretary Pell suggested writing a letter and outlining the present concerns. Vice President Rushton stated he felt they should be contacted by telephone to discuss the matters.

Cul-de-sac areas were discussed next. Vice President Rushton stated that his opinion was that if they're not official common areas, why should the association maintain them. Secretary Pell questioned who would take care of the areas if the association didn't. Warren Woita stated that he felt that the neighbors that lived around these areas would take pride and maintain these areas. Sartori said the board could include a statement in the newsletter to make homeowners aware of this issue. Daringer felt the areas could be landscaped simply so that there wasn't a lot of maintenance. The board agreed that the status of these areas needed to be clarified, specifically are they a common area that is the responsibility of the association or not? If not, who is responsible for them? Discussion ensued regarding who actually owned the areas, i.e., the homeowners, the city, the association. Vice President Rushton requested that Daringer have someone on the landscape committee follow up on this issue and clarify exactly what the status is of the cul-de-sacs. Alycia Dieckman agreed to follow up on this area. Vice President Rushton stated that if it turns out that they are the responsibility of the association, then his opinion would change regarding who is responsible for the maintenance.

## **BOARD ISSUES**

Membership dues were discussed. The issue of commons vs. not on commons was discussed. Currently the dues are the same and the covenants prohibit the dues being unequal. Williamsburg was given as an example where dues are more for homeowners on the common areas. As the covenants currently stand, the board has the power to make special assessments when deemed appropriate and as needed. The board agreed to leave the covenants as they are at this point regarding membership dues. Board members also felt that if this issue was included in the proposed changes of the covenants that it may jeopardize the probability of the amended covenants being approved by the association members. The board agreed to table this issue for future discussion.

## **ARCHITECTURAL REVIEW COMMITTEE REPORT**

Warren Woita reported that there had been no new builder applications. A letter was sent to South Fork regarding the noncompliance home. The letter stated they were required to be in compliance by May 2<sup>nd</sup>. Jeff Lapin inquired as to who sent the letter. Vice President Rushton stated that he believed President Tripp sent the letter. He also stated that if they did not comply, the board would file a statement of noncompliance with the register of deeds so that when the house is sold, the potential buyers are aware that it is not in compliance. The board agreed that this step should be taken.

## REVIEW OF PROPOSED CHANGES TO THE COVENANTS

Vice President Rushton started the discussion by asking if everyone had had a chance to review the proposed changes. He then moved on to the method by which the membership would be able to vote on the changes, and whether that would be to vote section by section or whether it would be voting to approve the changes as a whole. He again reiterated that it would take 2/3 of the membership vote to approve the changes.

Jeff Lapin briefly touched on the changes/clarifications that are being proposed to the covenants as follows:

- Adding a separate landscape committee. Currently this falls under architectural review committee auspices
- Square footage requirements clarified
- Extensions granted for building times clarified
- Adding D Lots specifications to covenants so all requirements are in one set of covenants
- Adding fencing requirements to covenants instead of having separate declaration which currently exists.

Vice President Rushton reiterated that even though the covenants were merely being more streamlined, it still will take a 2/3 membership vote to pass them. Alycia Dieckman inquired as to whether the changes and clarifications were going to be plainly spelled out for the membership so that they understand that these are merely clarifications.

Possible modalities of voting were discussed. Lapin clarified that notarized signatures would have to be obtained from all members regardless of the way the vote was held to be valid, or that the members could sign a proxy to allow one person to sign all of their names. Options were as follows:

- Door-to-door ballot
- E-mail ballot
- Postcard ballot
- Ballot in newsletter

Discussion was held regarding the possibility of holding a meeting for the membership to come and express comments and concerns regarding current covenants. Also discussed was allowing some type of a forum for comments or specific covenant change requests from the membership to see what the members of the association would like the covenants to state.

President Tripp had previously expressed some changes he felt needed to be made to the proposed covenants. Lapin addressed these. He stated that some were typos, which he had no problem with changing. Power to waive authority was discussed. Floor area vs. ground floor area was discussed. Lapin felt that if it was floor area, there may be argument as to whether that included basement area. The board agreed to "main level" verbiage, to include upper levels. Brick facing clarification was discussed by Warren Woita and the need for a whole-house brick percentage clarification on A and B lots. C and D lots can be determined on a case-by-case basis, i.e., if the front is 100%, then sides could require less brick. Lapin questioned whether it would be better to have the same rule for C and D lots, just with a lesser percentage. Warren Woita stated that he could figure this amount. Rushton stated that his concern was a change to the covenants that would require C and D lots to have more brick than what they have been required to have in the past.

The following language regarding brick clarifications was discussed: The exterior of any single-family residence constructed on any A Lot or any B Lot must be faced with siding, stucco, or brick; provided, however, that in no event shall any such single family residence be faced with less than 60% brick or

stone total and the front of any such single-family residence shall be faced with not less than 60% brick or stone. The exterior of any single-family residence constructed on any C-Lot must be faced with siding, stucco, or brick; provided, however, that in no event shall the front and two sides (not the back) of any such single family residence be faced with less than 50% brick or stone. The exterior of any single-family residence constructed on any D-Lot must be faced with siding, stucco, or brick; provided, however, that in no event shall the front and two sides (not the back) of any such single family residence be faced with less than 40% brick or stone.

Lapin stated the uniform fencing language was copied directly from what the code language states currently. Extensions were discussed and it was agreed that the language should remain the way it is.

### **CLOSING MATTERS**

Agenda items for next meeting: Out lots. Cul-de-sacs. Review covenants. Report on South Fork home.

Review action/follow-up items from last meeting.

- ✓ Board members: Review proposed covenants and make recommendations - DONE
- ✓ Landscape committee: Follow up on meeting with Mr. Lewis regarding landscaping - DARINGER
- ✓ Contact Mr. Lewis to request copy of plan filed with city on detention cell – TRIPP
- ✓ Contact Mr. Lewis regarding contact name(s) and number(s) for Noddle Development - DONE
- ✓ Follow up with Eagle Nursery with regard to the trees that need replacement behind commercial – RUSHTON REQUESTED DARINGER TO FOLLOW UP WITH HAMPTON
- ✓ Set meeting with commercial property association - TABLED
- ✓ Follow up on receiving copy of agreement with commercial association regarding maintenance percentage they are responsible for - DONE
- ✓ Arrange group inspection of out lots/common areas before turned over - DONE
- ✓ Contact Rod Hornby regarding the entrance sign area and easement - DARINGER
- ✓ Tripp: Send electronic version of covenants to Fred Matulka - DONE
- ✓ Further discussion on web site advertising: Cost? Duration? - TABLED
- ✓ Follow up on raising dues and changing dues structure, common areas v. non - TABLED
- ✓ Contact professional regarding surveying/looking at out lots before turned over - TRIPP
- ✓ Tripp: Request Bowman draft a generic deficiency notice for board - DONE
- ✓ Lapin: Follow up with Deprez on deficient South Fork home - DONE
- ✓ Board: Review/comment on out lot maintenance bids - DONE
- ✓ Set schedule for landscape inspections & consequences for noncompliance – TABLED

### **CURRENT ACTION/FOLLOW-UP ITEMS**

- Sheets: Advertising and nonprofit status
- Entrance Landscaping
- Commercial Association follow-up, agreement received?
- Daringer: Call Hampton re: silt fences
- Daringer: Call Hampton re: remaining fence posts
- Dieckman: Follow up with Hampton on cul-de-sacs and who is responsible
- South Fork home status. In compliance? If not, noncompliance filed?
- Tour common areas and make punch list
- Daringer: Call Rod Hornby re: easement
- Tripp: Request copy of plan filed with city for detention cell area

Jeff Lapin made a motion to adjourn the meeting. Warren Woita seconded the motion. The monthly meeting was adjourned at 8:40 p.m.

Respectfully submitted,

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Julie A. Pell, Secretary  
Board of Directors