



# 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

June 29, 2005 – 7:00 p.m.

Bess Dodson Walt Branch Library

**Board Members Present:** Julie Pell, Brad Stedman, Brent Tripp, Warren Woita, Alycia Dieckman, Jeff Lapin.

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

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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. No guests were present.

### SECRETARY'S REPORT

Secretary Pell requested approval of the April and May monthly meeting minutes. Woita made a motion to approve the minutes for both months. Stedman seconded the motion. Motion carried by voice vote.

Pell stated she sent 39 post cards to people that she did not have e-mail addresses for. She stated she sent three welcome packets to Wirth, Semin and Berg. The welcome packets included a welcome letter, the last three newsletters and a member directory. Discussion was had regarding keeping better track of people moving into and out of the neighborhood. Sheets said he would send Pell names as transfers occurred. Sheets stated he had 35 Hampton-owned lots shown on his list and questioned a previous discussion regarding 20-some Hampton-owned lots remaining. Tripp stated that in his discussions with Hampton, they stated there were 26 remaining lots that were not sold, but all lots may not have transferred title yet.

Pell requested to have the 4<sup>th</sup> of July refreshments paid for by the board. Tripp stated Jeff had contacted him and stated that he had donations for 100 kids from suppliers. Pell stated she posted the covenants on the web site with a disclaimer regarding discrepancies. Pell stated she had contact from an advertiser for the web site/newsletter. She quoted the cost at \$50 for six months and posted the advertisement. Pell previously drafted a letter to residents that back to 27<sup>th</sup> Street regarding their rear lot line responsibilities. Tripp stated that he would send it out. Pell also stated she had drafted a letter to accompany the landscape requirement checklist. She also requested reimbursement for postcards and welcome packets in the amount of \$16.15. Lapin made a motion to reimburse Pell. Woita seconded the motion. Motion carried by voice vote.

## ACTION ITEMS FROM MAY MEETING

Action items were discussed from the May meeting.

- *Pell to modify April minutes re: brick verbiage - DONE*

- *Tripp to contact commercial association and Hampton to arrange meeting*

Tripp met with Hampton, as memorialized in a letter sent to all board members. Hampton committed to Tripp 6/29 to have all construction waste out by end of week and remaining fence posts. Hampton wants to deed over out lots and send documentation for board to sign and return so that it can be filed with city. Hampton represented to Tripp that the city was satisfied with drainage and out lots. Beginning in July, Hampton will no longer mow. Tripp spoke with Noddle (Mark) and said they seem very reasonable and willing to work together on master plan, maintenance, etc. Noddle does not pay for water. Tenants pay for water. Hooking in to their sprinklers probably is not an option. Pinnacle is to start mowing the areas for now. Daringer clarified what area, and Tripp stated the pond area. Tripp stated that Hampton is to seed the area around the pond in the fall. Hampton also weeded the cul-de-sacs. Daringer questioned whether the board was willing to accept the pond area the way it currently was. He stated the area was 95% weeds. Most members on the board expressed feelings that Hampton would not be cooperative in future improvements that were above and beyond the minimum requirements and that the board should take it over and get things into shape. Tripp stated street repairs are still required by the city and that Hampton will be responsible for that.

- *Sheets to call regarding inclusion of cul-de-sacs on insurance coverage*

Sheets verified that whatever out lots were deeded over were covered, regardless of the number.

- *Daringer to find lot pins re: easement at entrance*

Daringer presented drawing of lots near easement and also an e-mail from Mike Petersen from the City. Daringer spoke to Braeger regarding easement. There is no easement present, nor any sign permit for the sign. In order for the sign to be approved, an amendment to the community unit plan must be submitted and approved by the planning department. Pell questioned who would be responsible for that. Discussion was had and it was concluded that the board needed to obtain the easement first. Wakefield stated he thought that if the sign has been in place seven years there should be an easement in place. Tripp said Mann is willing to work with Hornby on paperwork for easement.

- *Easement needs to be drawn up and presented to Hornby – See above*

- *Cul-de-sacs need to be maintained*

Tripp inquired of Daringer as to whether we should have Pinnacle spray the weeds in the interim until the board gets master plan. Daringer said Hampton had someone out weeding. He also stated he requested that they mulch, but didn't know think that would be done by Hampton.

- *Pell to modify landscape form with inclusions of fence, etc.*

Done – Lapin stated fence approval should include "in writing" language. He also stated that the language "must only list" should be "need only list."

- *Pell to draft letter for review re: landscape form - Done*

- *Tripp to file deficiency on South Fork home with register of deeds*

Tripp to e-mail noncompliance letter to Lapin that was sent to South Fork. Lapin to file with register of deeds and send certified letters.

- *Debris/dirt pile on lot on South Ridge Road to be discussed with Hampton*

- *Pell to draft letter to homeowners that back to 27<sup>th</sup> Street - Done*

- *Lapin to write proposed enforcement language for covenants - Done*

- *Lapin to draft letter re: proposed covenant changes - Done*

- *Follow up on master landscape plan of all commons areas*

Pell stated she spoke to Pine Valley and would follow up. Tripp stated he spoke to Jim Woodard from Nebraska Nursery and that he was drawing plan. Daringer stated he'd like to know what kind of seed has been planted, if anything. Daringer also talked about running sprinklers and

seeding grass in the fall. Tripp stated he felt we should get some master plans drawn up so that we could get some ideas of what should be done. Daringer said he felt the grasses needed to be identified first. Tripp asked for volunteers to work on landscaping/master plan issues. Pell and Wakefield stated they could devote some time to it and meet with people.

➤ *Pell to do another newsletter - Done*

### **TREASURER'S REPORT**

Treasurer Sheets stated the balance in the account was \$18,585. He stated \$900 was due for the directors' and officers' liability coverage. Don Daringer submitted a bill for \$150 for three loads of mulch. There is only one builder left that has not paid dues, Touchstone Homes. Fisbeck Homes sold their house and so dues were paid. Tripp made a motion to approve the UNICO liability insurance coverage bill in the amount of \$900. Pell seconded the motion. Motion carried by voice vote. Pell stated that the mulch had been approved at the last meeting.

### **LANDSCAPE COMMITTEE**

Landscape checklist was discussed, as well as cover letter. Pell stated she would make changes and distribute to all for review before it is distributed. Time frame for completion requirement was discussed. Pell stated 90 days would put deadline into the fall and people wouldn't be able to do the landscaping. Lapin inquired as to what the criteria would be for filing deficiencies. Tripp stated that it would have to be looked at on a case-by-case basis. Lapin was concerned that there would be discrepancies from neighbor to neighbor if that was the case. Pell stated that we would have to be consistent in decisions and deficiencies.

Lapin stated he felt we needed to establish some rules as to what we were going to do on a case-by-case basis. Tripp said he was more concerned with the people that don't have the right type of trees and don't have the right number of trees. Pell stated those people should take higher priority. Tripp stated we could work on rules as things proceeded. Wakefield said he felt if properties were going to be inspected, the homeowners should be notified of the date and time. Lapin agreed. Lapin again stated he felt the board needed to decide what was going to be done to the people that were noncompliant. Lapin stated some people may not care about deficiency notices being filed on their properties.

Deadline to turn in forms was agreed upon by the board to be 30 days. Pell said she would make changes to letters and forms and distribute for final review before sending to all homeowners. Dieckman questioned whether the board should put the "a deficiency will be filed" language in the letter if the board was not sure what they would do yet. Lapin suggested "may be filed."

Tripp passed around the letter that was drafted to the homeowners that back to 27<sup>th</sup> Street. Stedman inquired as to how many lots this affected. Tripp stated four total, but two current homes. Stedman inquired as to whether there were already issues with the people that currently lived there as far as sprinklers not being extended, etc. Tripp and Pell confirmed this. Discussion was had regarding these homeowners extending sprinkler systems past the berm area.

### **ARCHITECTURAL REVIEW COMMITTEE REPORT**

Woita stated that there were two plans submitted and approved. He stated that Hampton is now handing out appropriate covenants and letting people know who is on the approved builders' list. He stated that the brick issue has also been resolved and people are coming with the needed brick requirements. He said that Aspen sold the two houses on Ridge Point Road and that Bob Benes stated he would be starting on two more homes and getting plans to the committee soon. Under construction currently are as follows: Buhr home, Dieckman home, Summit home, Touchstone home, Maverick

homes, Schmidt homes, two lots sold in cul-de-sac area where Buhr is building. Mann house to start soon. No lots have sold around retention cell.

Deprez house deficiency was discussed. Lapin said he would file with register of deeds.

### **PROPOSED COVENANT CHANGES**

Lapin stated he felt posting proposed changes was appropriate. Pell inquired as to whether enforcement language had been added. Lapin stated he had not changed that language because the board had not decided what they wanted to do as far as enforcement and language. Pell suggested generic, broad language that the board could take action deemed necessary to correct deficiency and that costs of such will be assessed to homeowner. Lapin stated that could be added if the board was in agreement. Tripp agreed with insertion of enforcement language. Pell stated language should include that homeowners would be responsible for all costs, to include costs to correct deficiency, legal fees, etc. Tripp inquired as to whether any board members would be opposed to such language. No one stated so.

Lapin stated he would make changes and send them out to everyone. He said if everyone reviewed and no one had any further suggestions, then the proposed changes could be posted on the web site. Pell stated upon approval she would post the proposed covenants on the web and send an e-mail out to all homeowners with e-mail addresses and then send a postcard to remaining members.

Discussion of voting was had. Lapin felt voting should be done by proxy and that proxies would have to be notarized. Pell stated she was a notary and so did Lapin. Discussion ensued regarding having a meeting for homeowners to comment and have proxies available at the meeting. Then there would need to be follow-up with homeowners that were not present at the meeting.

### **BOARD ISSUES**

Wakefield inquired regarding lots that people own and are just sitting on. Tripp stated there are a number of those. Title transfers were discussed as a way of circumventing the time limit. The Pace lot on Southern Light was discussed specifically. Tripp inquired of Wakefield as to what his suggestion would be. Wakefield said he felt that they should either be required to build on it or sell it. Wakefield also inquired as to whether the board had put pressure on lot owners before. Tripp stated that there had been so many other issues facing the board in the past that no one had ever dealt with it. Tripp again asked for recommendations and suggestions.

Brief discussion was had regarding the cemetery property that runs behind Shadow Ridge Road and Southern Light Drive.

Daringer stated he would like to get another load of mulch for out lot C. Lapin made a motion to approve the mulch. Stedman seconded the motion. Motion carried by voice vote.

Pell inquired of Daringer as to whether he was going to get bids for sprinklers along Pine Lake and retention cell. He stated he felt the board needed a master plan first.

Woitka made a motion to adjourn the meeting. Stedman seconded the motion. Motion carried by voice vote. The monthly meeting was adjourned at approximately 8:22 p.m.

### **ACTION ITEMS**

- Easement needs to be drawn up and presented to Hornby
- Cul-de-sacs need to be maintained

- Tripp: Letter to be sent to homeowners that back to 27<sup>th</sup> Street
- Daringer: Pinnacle is to start mowing all around pond area.
- Mann: Work with Hornby on paperwork for easement
- Pell: Modify landscape letter, form. Distribute to board, then to homeowners.
- Tripp to e-mail deficiency letter to Lapin re: South Fork.
- Lapin: File deficiency notice re: South Fork home at register of deeds
- Lapin: Make changes to proposed covenants, to include enforcement language, and distribute to board members.
- Lapin/Pell: After modifications and review, post proposed covenants on web site.
- Pell: Send e-mail/postcard to all homeowners after proposed covenants are posted informing them of such.
- Follow up on master landscape plan of all commons areas

Respectfully submitted,

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Julie A. Pell, Secretary  
Board of Directors