



# 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

July 26, 2005 – 7:00 p.m.

Bess Dodson Walt Branch Library

**Board Members Present:** Brad Rushton, Julie Pell, Jeff Mann, Alycia Dieckman, Jeff Lapin.

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

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The monthly meeting of the Ridge South Homeowners Association was called to order at 7:04 p.m. by Vice President Brad Rushton. No guests were present.

### SECRETARY'S REPORT

No meeting minutes were available for approval from the June meeting as of the time of the meeting.

### ACTION ITEMS FROM JUNE MEETING

- 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 – DONE

Extensive discussion was had regarding the language of the letter and whether it correctly stated what the homeowners were to be responsible for. Pell said that Tripp spoke to Bob Lewis at Hampton and Lewis stated that it was three feet off the sidewalk. Daringer stated that he thought the homeowners should be responsible for the property all the way to 27<sup>th</sup> Street. Rushton stated the letter sent did not say that. Pell stated that this should be clarified with Tripp because he had the conversation with Lewis.

Dieckman inquired as to whether the homeowner would have to maintain the parkway. Daringer stated that they do have to maintain the parkway just like everyone does in the front of their own homes. Daringer also stated the homeowners' sprinklers should go clear to the curb of 27<sup>th</sup> Street. Pell stated that she had not heard that before. Lapin stated if Daringer was correct, the letter that was sent to the homeowners was in error. Mann stated he had seen commercial people mowing along 27<sup>th</sup> in this area in the parkway between the curb and 27<sup>th</sup> and going all the way down in front of the bank.

Daringer stated he spoke to Bob Lewis on this issue and where the stakes were for those lot owners and that Lewis told him that the area all the way to 27<sup>th</sup> Street was the homeowners' responsibility. Lapin stated that he didn't recall that the parkway between the curb and the sidewalk

was to be part of the homeowners' responsibility. Rushton suggested the matter be tabled and clarified with Tripp ASAP so that a letter could be reissued if necessary. Rushton asked for clarification from Daringer regarding his understanding. Daringer stated that he believed that the two houses involved were responsible clear to the curb of 27<sup>th</sup> Street for water, maintenance, etc., with the exception of snow removal. He stated the city would remove the snow on the 27<sup>th</sup> Street sidewalk.

Brief discussion was had regarding the entrance sign on Rembolt's property and maintenance. Daringer stated that actually Rembolt should be maintaining that area, but the association is doing it currently. He stated that was an issue that needed to be worked out with Rembolt.

- 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. - DONE
- Tripp to e-mail deficiency letter to Lapin re: South Fork. - DONE
- Lapin: File deficiency notice re: South Fork home at register of deeds - DONE
- Lapin: Make changes to proposed covenants, to include enforcement language, and distribute to board members. - DONE
- 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

### **TREASURER'S REPORT**

Treasurer Sheets was not able to attend. Rushton reported what Sheets conveyed via earlier e-mail. Balance is \$18,225.66. Lapin requested reimbursement for filed notice of deficiency, certified copy, certified mailings in the amount of \$15.01. Pell made a motion to approve the reimbursement. Mann seconded the motion. Motion carried by voice vote.

Pell requested reimbursement for postage and copies for landscape forms, postage and copies for welcome packets to Cheever & Norman. Total was \$28.34. Lapin made a motion to approve the reimbursement. Dieckman seconded the motion. Motion carried by voice vote.

Pell requested payment to be made to web site host for one year of hosting (April '05 to April '06) in the amount of \$100. Lapin made a motion to approve the payment of the bill to PM-WebWorx. Rushton seconded the motion. Motion carried by voice vote.

Brief discussion was had regarding missing e-mail addresses for homeowners. Pell stated that after the last meeting she sent out postcards to all homeowners that she did not have a current address for. She said response was very good and that there were only approximately 12 to 15 people currently with no e-mail address submitted.

### **LANDSCAPE COMMITTEE**

Daringer stated so far he had received 15 landscape forms back from homeowners. Pell inquired as to whether there had been any complaints. No one had heard of any. Daringer stated the ones that were returned had been filled out with good detail.

Daringer presented a drawing that Jim Woodard from Nebraska Nursery had drawn. Pell stated she had proposals and drawings from Pine Valley. Daringer went over Woodard's drawing briefly. Daringer said he would like to get a rough estimate for sprinklers. Mann questioned where the water would come from. Daringer said there were several options. He said the association may be able to tap into the Shopko water. Pell stated that Tripp had previously stated that the commercial association does not have anything to do with any of the tenants' water and that the board would have to deal with Shopko individually and that it would not work to swap the percentage that the commercial association

was responsible for for a water hookup. Daringer stated that the commercial association owned the Shopko building. Pell again stated she thought Tripp had stated that Noddle has nothing to do with Shopko's water.

Daringer stated another alternative is to put a tap and a meter in. He also said he felt that there would need to be a fountain or something in the pond to keep the water circulating. Lapin questioned Daringer as to how deep the pond is. Daringer said that prior to the rain he felt it wasn't very deep at all, possibly two feet.

Lapin asked if there was a total on Woodard's plans. Daringer stated that there were no numbers included. Daringer stated that he felt that he wanted to get some idea of what the sprinklers were going to cost. Pell suggested that the board acquire bids for the sprinkler system. Daringer stated that seeding should be done in September. He stated he called the city today and that Ben Higgins had returned his call and stated he had a meeting with Hampton and would call Daringer tomorrow. Daringer said he told Higgins he would like to have a meeting and see what grass had been planted. Pell inquired as to a previous suggestion regarding a problem with the NRD. Daringer stated that the NRD is involved, too. Daringer stated he spoke to Tripp and inquired whether the association was supposed to be mowing around the pond. Tripp replied yes.

Daringer stated he felt Hampton may not be done yet. He said that there should at least be an acceptable stand of grass planted as opposed to weeds.

Pell stated that she spent some time with Travis from Pine Valley Nursery and drove through the commons areas. She passed a packet of information around that he had presented to her. Rushton inquired as to costs. There was a drawing for entrance beautification. The cost for 52 bushes and plantings planted and mulched as per his plan at the entrance was \$1,021.85. For a starting point around the retention cell, the plan included 18 trees, deciduous and pines, ranging in size from 3.5 caliper to 4.5 caliper, with pines between 12-15' tall. The cost for these 18 trees planted/spaded in and mulched was \$5,310. There was also a plan included for the four cul-de-sacs. He used some of the existing plant material and transplanted it throughout all four circles and included some new plant material, as well as the replacement of one missing tree. The total for all four circles was \$2,625, including all labor and all areas mulched. He included an optional monthly maintenance fee of \$100, to include all four circles. Drawings and plant listings were included for all areas. Also included in the packet was an individual price list for a wide variety of trees that they have available. Pell stated Friesen was willing to come to a meeting and answer questions and discuss other options.

Rushton stated he wondered if there were plants that could be divided and spread among the circles. Mann also stated possibly people in the neighborhood could help with labor. Water was discussed. Mann stated that the sprinkler system needed to be installed. Rushton stated he would like bids on sprinklers by the next meeting and he stated the board should have dollar amounts from the other interested landscaping company(ies) by the meeting, also. Daringer stated he would have RainBird draw the plan and bid it out.

The easement for the entrance sign was discussed. Mann said he would get in touch with Hornby and work on the easement paperwork. Lapin also said he would look into the paperwork. Daringer said he had marked where the lot stakes are. The size of the lot was discussed. Pell stated if the board was going to approve sprinklers at the next meeting, the easement should be in place by that time, too.

## **OUT LOT ISSUES**

Discussion regarding tour of out lots with Hampton was had. Rushton inquired as to who would like to be present for the meeting. Date and time was agreed upon as Wednesday, August 10<sup>th</sup> at 5 p.m. If 5 p.m. did not work for Hampton, noon was an alternative time. Tripp to set this meeting with Hampton

and let the rest of the board/committee members know. Fence posts and concrete were discussed as still not removed. Rushton said he understood that Hampton was responsible for the street repairs. Pell confirmed that the city was requiring Hampton to do the repairs on the streets.

Daringer stated planting of grass needed to be discussed in out lot areas. He stated city is supposed to be meeting with Hampton regarding this. Pell inquired as to time line for future meetings, approval of sprinklers, approval of landscaping, etc., in relation to when Hampton was actually going to turn the lots over to the association. Daringer stated that to work the ground and get it ready for seeding and getting stand of grass growing would be expensive and he felt Hampton should at a minimum be partially responsible for this. Daringer stated he had been told the board needed to speak to the city attorney, Rick Peo. Lapin stated until Hampton turned lots over, there is nothing the board can do. Daringer stated he would start getting numbers put together and maybe call a special meeting.

The board agreed that there should be bids acquired for the watering and seeding, etc. Daringer stated he felt the board should try to work with Hampton. He said the board should ask them to get the ground ready and seed and then the association can take over from there and water it and maintain it. Pell inquired as to the weed issues around the pond, to include the large weeds around the culvert that goes under Pine Lake Road. Daringer stated he didn't know if he could get anybody to mow those weeds. Pell stated something needed to be done with the weeds as they were getting quite tall. The possibility of spraying was discussed, as well as chopping the weeds down.

Daringer stated he was putting a lot of pressure on the city. He stated the city is very concerned about the issues. Pell suggested possibly the city could attend the meeting on the 10<sup>th</sup> with Hampton. Daringer felt the city was the only leverage the board has. Pell stated if the city was present, along with Hampton and the board, there would be straight answers and everyone would be present to hear them. Daringer suggested Higgins and councilpersons should be present.

Pell stated she had had a complaint from Kirt Trivedi regarding large weeds on the lot beside his house. Pell called Michl at Hampton and relayed the complaint to her. She stated she would tell Bob Lewis and have it mowed. Pell stated that as of the last time she looked, the lot had still not been mowed. Rushton said that Hampton should be called again. He also stated someone could call the city.

Daringer suggested writing a letter to people at the city, to include the mayor, to tell them about the situation around the detention cell. Rushton suggested that the board meet with Hampton before letters are written. Daringer again stated he felt the city should be at the meeting with Hampton. Rushton said the person from public works should be at the meeting, if willing, on the 10<sup>th</sup>. Daringer stated Higgins called him at 4 p.m. today and said that he was calling Hampton tomorrow to inquire as to what type of grass they had planted. Daringer stated he thought Blue Stem was mentioned at a previous meeting.

Pell stated she would send out an e-mail reminder to people when the due date got closer for the landscape requirement forms. Daringer stated he wanted the people that have been approved to be posted on the web site. Lapin said he wouldn't advise that. Rushton said he wouldn't either. Daringer inquired as to why not. Lapin stated privacy issues and errors in listings as examples of concerns.

## **ARCHITECTURAL REVIEW COMMITTEE**

Lapin stated that there was a fence approved. Lapin stated there were no plans approved. He also said they filed the deficiency notice and sent certified letters to those concerned re: the South Fork/Deprez home.

Pell inquired as to existing fences and previously-approved fences and whether there was a list somewhere. She stated her concern to be a homeowner could put up a fence without seeking approval and the board might not even be aware of it if someone didn't complain and a board member didn't live nearby. Extensive discussion regarding fencing regulations was had. It was also noted that fences are to be accounted for on the landscape submission checklist.

### **PROPOSED COVENANTS**

Lapin stated he sent changes and letter to everyone after last meeting. No one suggested any changes. He stated he didn't feel there would be time at the August meeting to have a comment period from homeowners. Pell suggested that the board hold a special meeting for comments from homeowners. Rushton asked when the special meeting should be held. The time frame was narrowed down to the first week in September. As soon as a date is decided upon, the letter and covenants will be posted on the web and homeowners will be notified by Pell. Pell to call library to see available dates for entire meeting room area in that week.

ADJOURNMENT. Lapin made a motion to adjourn the meeting. Mann 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
- Daringer: Pinnacle is to start mowing all around pond area.
- Mann: Work with Hornby on paperwork for easement
- Lapin: Work with Mann on paperwork for easement
- Lapin: Add special meeting date to covenant letter
- Pell: 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
- Daringer: Bids on sprinklers
- Daringer: Bids on grass
- Tripp: Set up Aug. 10<sup>th</sup> meeting with Hampton
- Invite public works (Higgins) person to meeting on 10<sup>th</sup>
- Pell call library regarding availability of large room first week of September.
- Tripp: Clarify lot line behind 27<sup>th</sup> Street homes. Re-issue letter if necessary.

Respectfully submitted,

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Julie A. Pell, Secretary  
Board of Directors