



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

August 22, 2005 – 7:00 p.m.

Bess Dodson Walt Branch Library

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

Others Present: Steve Sheets, Larry Wakefield, Don Daringer, Matt Kleinschmidt.

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The monthly meeting of the Ridge South Homeowners Association was called to order at 7:04 p.m. by President Brent Tripp.

BUILDER REQUEST

Matt Kleinschmidt of Pride Homes was in attendance and gave a presentation regarding a proposed home that he would like to build in the RSHA area. Pride built one previous home in the neighborhood at 6750 Ridge Road. The proposed home would be on Southview. He stated that they deal with Fallbrook often and their covenants read a certain way, but they will sometimes approve a home regardless of whether it meets the covenants exactly or not. Mr. Kleinschmidt stated he assumed this could happen in the RSHA area as well. He gave a detailed presentation regarding the proposed home. He requested approval of the home.

President Tripp explained to Mr. Kleinschmidt that the home must meet the covenants and that the board had no latitude to approve anything outside of the covenants. Pell stated that the home was beautiful and that it certainly fit into the style and character of the neighborhood, but that it must meet the covenant restrictions. Woita stated that there have been builders come through before with proposed homes that did not meet the covenants and the board required them to bring the homes into compliance before approval. Woita went on to say that it would not be fair to other builders that the board has required this of.

Tripp stated that the covenants do not allow the board to make exceptions. Woita explained that we represent the homeowners of the RSHA and the covenants state what the requirements are and that the board will not make exceptions. Tripp stated that the lot is a B lot and the home will have to have 60% brick or stone minimum on the face and all remaining sides must average 60%.

Mr. Kleinschmidt then presented a different elevation of the home that he stated was short 100 s.f. of stone or brick and gave a detailed description of the alternate proposal. Tripp stated that the home would have to be approved by the ARC. Woita confirmed setbacks and brick percentages. Mr. Kleinschmidt inquired regarding a timeframe for approval. Woita stated they would try to have the approval given within 24 to 48 hours of submission. Tripp thanked Mr. Kleinschmidt for coming.

SECRETARY'S REPORT

Secretary Pell requested approval of meeting minutes from June and July. Lapin made a motion to approve the minutes. Sartori seconded the motion. Motion carried by voice vote.

No welcome letters were sent this month.

ACTION ITEMS

- Easement agreement/paperwork – pending
- Post proposed covenants to web and send postcards/e-mail - pending
- Schedule special meeting for comment on proposed covenants – pending
- Hampton punch list items
 - Rebar gone near Rushton's
 - Fence posts have been removed
 - Street repairs are ongoing
 - Cut weeds around detention cell
 - Tripp still questions whether city and NRD have approved area
 - Pell stated they had cleaned up the lot by Trivedi home
 - Tripp sent revised letters to people that backed to 27th Street
 - Meeting with Hampton – pending
 - Sprinkler bid – done. Daringer stated to get plumbing for sprinklers, water may have to come from under Pine Lake Road. Could be \$7,000 expense. Daringer thought when we got easement for sign, water could be tapped from Ridge Road and would be considerably cheaper, but may need an easement to run water from sign to green area.
 - Electrical bid – Wolfe gave bid. Daringer stated electrical would be near sign and then run down to green areas for sprinklers and aeration in pond. Discussion was had regarding existing utility easements that might be accessible. Electrical and control box for sprinklers would be located behind sign.
 - Grading and seeding costs estimate was \$10,000. Landscaping bids range anywhere up to \$20,000. Sprinklers, excluding plumbing and electrical, cost estimate was \$10,000. Daringer stated these would be high-end figures. Daringer stated nothing could be done before easements were approved and the area was turned over to the association. Tripp stated board would have to work with Hampton to get sprinklers in and see if they would pay for some of the seeding to get an acceptable stand of grass. Pell stated if the board wanted to choose the seed, it would probably have to buy the seed. Daringer stated that Ben Higgins from the city stated that the board would probably not have much say in the type of seed, that it could be brome grass, etc., but it had to be an acceptable stand of grass. Daringer stated that he was waiting for the board's meeting with Hampton to find out what they were planning to do.
- Lefevre home is for sale. Halfway house is moot point for now.
- Tripp stated that Carroll Pace had contacted him stating that she wanted a copy of the covenants for reasons she would not state. He told her they were on the internet. She told him that they did not have access to the internet. Tripp did mail her a copy of the current covenants.

- Tripp requested meetings to be updated on web site. Pell stated that she had scheduled the library for meetings for another year. She stated that December 26th was the fourth Monday in December and that the library was not open. She inquired as to whether the board wanted to have a December meeting. The board was in agreement that there would be no meeting in December. Sartori made a motion to cancel the December meeting. Lapin seconded the motion. Motion carried by voice vote.
- Newsletter items: Proposed covenants, landscape questionnaires.

TREASURER'S REPORT

Treasurer Sheets stated the current balance of the account was \$18,125. Payment was made for a second load of mulch to the City of Lincoln. Daringer asked if the fertilizer bill had been paid. Sheets stated that the board did not have a bill. Pell stated she had a maintenance bill, but not a fertilization bill. Daringer said he would submit a bill.

Sheets stated that Touchstone Homes was the only lot that had not paid dues.

LANDSCAPE COMMITTEE

Pell stated that there had been approximately 50 landscape requirement forms returned.

Tripp inquired as to whether we were maintaining entrance and area along Pine Lake. Daringer stated yes.

Tripp stated that he has not signed anything saying that the board would accept the area. He stated he requested Hampton to have someone sign off saying that the areas (B & C) have the appropriate slope and coverage, either from the city or the NRD.

Tripp requested committee to have figures and master plan started.

Daringer questioned what the board was going to do regarding homeowners that had not complied with submitting landscape requirement forms. Tripp said we would put a reminder in newsletter for now.

Discussion was had regarding the commercial association that shares in responsibility of maintenance with RSHA and whether they would have partial responsibility for improvements and beautification. The board agreed that they should be approached about sharing in the costs.

OTHER ISSUES

Pell stated that Deprez had applied stucco to the exposed foundation of the home that the board had filed a noncompliance notice on. Many board members expressed a concern that it was not very attractive. Pell stated that she had a complaint regarding weeds at this house, also. Pell inquired as to whether the noncompliance notice should be removed now that it is technically in compliance. Rushton stated if it met the covenants and the ARC thought it was in compliance, it should be removed. Tripp requested Lapin to remove the deficiency. Tripp made a motion to remove the deficiency if the ARC agreed that the home had been brought into compliance. Rushton seconded the motion. Motion carried by voice vote.

Pell stated that there was an inquiry from a homeowner regarding who should replace all of the dead pine trees along 27th Street in the berm area. Pell stated that she replied that the homeowners/property owners that owned the lots are responsible for removing and/or replacing the dead trees. Tripp confirmed this.

Tripp asked that Daringer call the city regarding the dead trees along Pine Lake and removal/replacement.

Pell stated that she had had correspondence from a homeowner (Swanson), along with their landscape requirements form, stating that they had been inspected and approved before and that they did not want to be asked to do this again. Pell stated that homeowners should know that they could be asked to submit to inspections and landscape requirement questionnaires multiple times because not only do they need to meet initial requirements, they must always remain in compliance.

Pell stated that she had received a landscape requirement form from a homeowner (Tejral) that stated they had no evergreen trees and that their family was allergic to evergreens. Pell stated that in the covenants it states that evergreens are a requirement, so they should have known before they built/purchased the home that evergreens were required. The board was in agreement that they should be required to have the requisite number of evergreens. There was also discussion regarding the fact that surrounding neighbors could plant evergreens directly next to their property.

Pell again reiterated the complaint from Ottos regarding the weeds in the unsold Deprez home yard. Daringer stated he had spoken with the Ottos and suggested that they call the builder.

Tripp asked for a motion to adjourn. Lapin made a motion to adjourn. Woita seconded the motion. Motion carried by voice vote. Meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Julie A. Pell, Secretary
Board of Directors