



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 November 28, 2005 – 7:00 p.m. Bess Dodson Walt Branch Library

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

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

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The monthly meeting of the Ridge South Homeowners Association was called to order at 7:07 p.m. by President Brent Tripp.

TREASURER'S REPORT

Sheets stated he was planning to send a letter to Touchstone Homes regarding delinquent dues and explain that the board has been lenient, hoping he would sell his home. He stated when he tried to find an address for Touchstone Homes, the address that he had for Richard Tracci was not good. Woita stated he thought he was in Omaha now. Tripp stated he should try the listing agent. Tripp inquired regarding the dues for the Deprez/Southfork home. Sheets stated they had paid the dues. Sheets stated the current balance is \$17,648. Twenty-four lots left not sold. 168 total lots. 143 paying lots.

ADMINISTRATIVE ISSUES

DUES/OUT LOT PLAN: Discussion was had regarding setting dues for 2006. Other neighborhoods' dues were discussed. Tripp inquired as to the cost of sprinkling at detention cell and mowing and maintaining only for 2006. Discussion was had regarding proposed master plan. Per Tripp, Hampton agreed to allow RSHA access to run plumbing and electricity between lots 2 and 3 on South Ridge Drive. Daringer and the board discussed the preliminary plumbing and electrical numbers for trenching from street to the association's property. Dues rates of \$200 and \$300 were discussed. Tripp stated he didn't think the account should be allowed to go below a \$15,000 buffer. It was decided to research other association dues and include that information in a newsletter to members. Tripp stated he felt \$300 seemed reasonable for 2006 dues. A preliminary motion and second were made and a voice vote carried the motion; however, this was later withdrawn in order for the board to hear member comments at the annual meeting before setting the dues rate.

MINUTES: Minutes were circulated for the October meeting. One correction needed to be made, replacing Lewis' name with Bob Hampton as the person Brent had spoken to at Hampton. Lapin made a motion to approve the minutes with the stated correction. Woita seconded the motion. Motion carried by voice vote.

MISCELLANEOUS: Pell stated Devin Sothan requested that she fill out a form stating that dues had been paid for 2005 and what the dues for 2006 were projected to be in anticipation of the sale of their home. She stated she faxed the information as requested.

OUT LOT WORK: Pell inquired of Tripp as to whether the board had to have something written to run plumbing and electricity through the easement. Tripp stated when the bids were in and we were ready to go on the work, he would contact Bob Lewis. Discussion was had as to what could be done currently. Mann stated the plumbing and the electrical could be trenched ASAP. Tripp asked Mann and Daringer to get three bids for plumbing and electrical sent to Steve Sheets as soon as possible so that the board could decide which contract to go with. Daringer was to get one bid from Wellman on plumbing and Mann said he would get two, Nohavek and MC Plumbing. Electricians discussed were Wolfe, Gregg & Ray's. Tripp asked Mann and Daringer to get the bids sent to Steve. Tripp stated he would like to get the trenching done for plumbing and electrical. Pell inquired as to whether Steve could reveal the bids to the board via e-mail when he had them and then the board members could give their okays via e-mail due to the fact that there wouldn't be another meeting until the end of January and that would just delay the process. Tripp asked if anyone had any problem with this. Lapin made a motion to approve the bid via this process so that work could begin without delay. Tripp seconded the motion. Motion carried by voice vote.

PROPOSED COVENANT CHANGES: Tripp stated that Bowman had not gotten back to him regarding proposed covenant changes or item III(c)(iii). He stated he called him this morning and he was unavailable. Tripp stated as he got updated information on these matters, he would inform the board.

OUT LOT TURNOVER: Tripp stated he met with Bob Lewis and was provided a letter outlining things that needed to be done before the board would take ownership. One item was that appropriate public agencies must sign off on out lots as far as slopage, erosion, coverage, et al. Trees on Out Lot A are to be trimmed and provide fill dirt for low-lying areas in this Out Lot. Also included was a proposed amount of \$1,000 from Hampton. Tripp interpreted this to mean that the association did not have to take ownership until the appropriate agencies gave their okay. He asked for board input. Pell stated she felt this was a bare-minimum list and that it was very vague. She stated she felt there should be approvals in writing from the city and the NRD and whoever else must approve the areas. Pell stated she didn't think the agreement should be signed. Tripp stated that proper grading would be required to eliminate standing water. He stated he felt Hampton was trying to meet us on middle ground at least.

PACE LOT: Pace called Tripp and stated she felt that the board was not being fair to them when requesting that they clean their lot up. She felt the association should clean the lot. Tripp told her that the developer sold her the lot, not the association. Pace stated she thought the association should buy the lot because Pace did not know that they had to be an approved builder when they purchased the lot. He told Pace it was her responsibility to understand covenants before the lot was purchased. He told her again that she was welcome to come make a presentation to become an approved builder. Discussion was had regarding the 12-month limit on owning a lot without commencing building. Fining people that sat on lots was discussed. Tripp floored discussion on 12-month limits for another time.

ANNUAL MEETING: Annual meeting is set for Saturday, February 11th at 9 a.m. at Scott Middle School. Pell is to contact Scott and make arrangements for facility use. Agenda items were discussed. Items mentioned were as follows: Increasing dues, treasurer's report, master out lot plan, new board member nominations/elections, committee vacancies.

LANDSCAPE COMMITTEE AND OUT LOT ISSUES

Landscape compliance forms status was requested by Tripp. Pell stated there were approximately 45-50 people who had not submitted them.

ARCHITECTURAL REVIEW COMMITTEE REPORT

Windward and D & G are currently building, as well as Aspen.

FURTHER BOARD ISSUES

Satellite dish placement was discussed. Woita said a few people had called him and he explained preferred placement and size requirements with them. Tripp wanted requirements to be placed in newsletter. Dishes may be no larger than 24" across, with approval from the ARC, and one dish is allowed per home. The dish must be attached to the home, but below the roofline. Discussion was had regarding changing technologies and whether the covenant language should be changed. Specifically some existing satellite dishes in the neighborhood were discussed. There are known violations with dishes being placed on freestanding poles, as well as fences.

Discussion was had regarding insurance on out lots and having appropriate coverage in place when assuming ownership of the rest of the out lots. Also mentioned was some type of flood insurance relating to the detention cell. Sheets was going to check into these matters.

Landscape committee membership was discussed. Current members are Daringer, Wakefield and Pell. Tripp requested that Jones and Carter's names be removed from the listing on the web site, newsletter, etc., as they haven't been involved recently. Windward also needs to be added to the approved builder list.

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A motion to adjourn was made by Woita. The motion was seconded by Mann. Motion carried by voice vote. Meeting adjourned at 8:17 p.m.

Respectfully submitted,

Julie A. Pell, Secretary
Board of Directors