

Minutes from July 23, 2007 meeting of the Ridge South Neighborhood Association

Those present: Steve Sheets, Jeff Lapin, Alycia Dieckman, Brenda Semin, Steph Olberding, Don Daringer

The meeting was called to order by Jeff Lapin.

The first item discussed was an update on the Svoboda bankruptcy. The association received a notice that the Svoboda's bankruptcy case has been dismissed due to a failure of the debtor (Svoboda) to appear at a court required meeting. Therefore, the current lien on their property should still be enforceable. A motion was then made by Steph Olberding, and seconded by Brenda Semin to amend the lien on their property on Ridge Point Road to include this year's dues for which they are delinquent. The motion passed unanimously.

The second item discussed was those with outstanding dues. Presently, there are five properties that have outstanding dues for 2007. Steve Sheets has sent them all notices with an explanation that the dues are overdue and are required to be paid. One of the properties is the Svoboda residence on Ridge Point Road which was discussed previously during the meeting. A motion was made by Steph Olberding and seconded by Alycia Dieckman to move forward with filing liens on three of the other properties which addresses and names Steve Sheets will provide to Julie Pell. The motion passed unanimously.

A motion was made by Brenda Semin and seconded by Steph Olberding to approve payment for a bill which Julie Pell received from Pine Valley in the amount of _____ for the weeding and mulching of the cul de sacs.

Steve Sheets reported that the current balance in the account is \$66,300.

The next matter discussed was the need to replace board member Brad Rushton as their family is relocating. The board discussed that Julie Pell should send an email out to all members of the association notifying them of the opening on the board and asking anyone interested to email her. If more than one person is interested in the board position, then they will be requested to come and introduce themselves to the board at the next meeting. A majority of the board will fill the vacancy. This member will complete Brad's unexpired term on the board in accordance with the bylaws.

Don Daringer reported on several issues. First, Don brought up the issue of the sign on Ridge Road and Pine Lake Road. He said that Rod Hornby discussed that he would give us the land/provide an easement if we give him some additional land/provide an easement in the back of his lot. He would like a deeper lot if he gives the sign land over. It was discussed that currently the land behind his lot is not the neighborhood associations to deed/provide an easement. The board said that a discussion would have to occur into the associations' ability to enter into this type of deal and whether a vote of the membership would be required.

Second, Don brought up the idea of filling the pond in with dirt, creating a smaller pond in its place with a green space. Don asked the board members to take a look at the pond and its current state of lack of maintenance. He warned that the pond will be costly to maintain. In addition, there are no other green areas in the neighborhood. He has discussed this issue with Ben Higgins that said there might be possibility of this concept being approved. The storage capacity would have to be maintained and a pump would have to be installed to pump excess water into the drainage pipe during large rains. There would still be standing water for a period after heavy rains in the green space and there would not be the possibility of landscaping or adding any permanent fixtures to this area since that could disturb the ability for water to drain from the area. The area could still be landscaped around.

Third, he discussed that a light is going to be placed at Ridge Road and Pine Lake Road. It will most likely occur next year.

The fourth issue that was discussed resulted in a board motion. Don brought up that several home that are for sale are deficient in their landscaping under the covenants. The board discussed that realtors and potential new homeowners have a right to be warned that a home might not be in compliance with the covenants. A motion was made by Steph Olberding and seconded by Steve Sheets that if the board learns that a home is not in compliance with the covenants (examples include landscaping, fencing, or satellites) or has something on the property, such as a wood fence, that is grandfathered in by the covenants but can not be replaced with a new wood fence, then the association should sent a letter to the realtor with a copy being sent to the homeowner notifying them of the non-compliance or other issue. The motion passed unanimously.

A motion was made by Brenda Semin and seconded by Alycia Dieckman to adjourn at 7:44pm.