

Ridge South Homeowners Association Annual Meeting
Saturday, February 9, 2008
10:30am
Bess Dodson Walt Library

The annual meeting of the Ridge South Neighborhood Association was called to order by Julie Pell, President.

Julie Pell asked that people sign in and provide an email address for correspondence. She provided her president's message. It has been a relatively quiet year as fewer lots are left to be built. The main goal for the next year is to take over the outlots, but this will be discussed later as well.

Steve Sheets provided the Treasurer's report. Please see attached sheet. He read through the attached report. We have been saving money to provide for outlot maintenance which will happen when outlots are assumed, hopefully this year. A question was asked regarding the fee for the blanket umbrella policy. Steve explained that this had been required in the past by LPS when we rented the meeting room and that legal counsel had suggested that this type of insurance be carried. It also provides insurance on the outlots as well.

Larry Wakefield gave the report for the Architectural Review Committee. They currently only have two plans under review and there are no big issues.

Question was raised in regards to street trees and who is responsible for those. It was explained that those are planted by Campbell's on behalf of the developed as required by the city and that they can not be planted until a house is completed. If there are questions/concerns about the health of a tree, Campbell's should be contacted. The Association will be able to decide trees required in outlots and are then responsible for their maintenance. It does not make sense to have street trees on outlots yet as we do not yet own them and there is no way of sprinkling.

Don Daringer gave the report of the Landscape Committee. He said that there is a checklist for landscaping that should be followed by homeowners. There are currently 25 in compliance with filling out the landscaping checklist. Don discussed that people are to comply with landscaping requirement, but that some builders have not done so. They are trying to notify people if their landscaping is not in compliance. However, sometimes the diameter of tree is in compliance by the time it could be changed. This problem was discussed.

Julie Pell discussed the outlot situation. She stated that she and the board would like to assume the outlots this year. Although the outlots might not be in perfect condition, the feeling of the Association board is that the developer is not likely to do any further requested changes and it is best to assume the lots and make changes ourselves. Julie discussed the types of changes possible including dredging, rif/raf, etc. Julie stated that as the outlots were assumed there would be time to discuss the costs and types of further

improvements. Don Daringer discussed that at this point there was not a way of knowing the costs of the improvements. Individuals questioned the cost of dues and the budget for outlot improvements. Some people, including board members, felt that the dues should be reduced to \$200 until the outlots were assumed and we had a better idea for the cost of maintenance. It was stated that the reason for the increase in dues the previous year had been to save money for the outlot maintenance that the board had thought would happen the previous year. The board did not want to be in the position of assuming the outlots and not having the funds required to move forward with improvements.

The question was then raised about the area around the entrance sign off of Pine Lake Road and Ridge Road. It was explained that the sign was placed on a lot actually owned by a builder and that we can not afford to purchase that lot from the builder. The builder intends to build on that lot at some point and the association is attempting to negotiate an easement to allow the sign to remain. Individuals stated that they wished the sign to remain, others stated that they were fine with losing the sign to save money. Some homeowners stated that it would be nice to light the sign eventually and to place Christmas lights at that location. It was discussed whether power could be run to that area at the same time that the new light is being placed at that intersection. This was something that could be examined.

Next, the elections of board of director members occurred. Jeff nominated Julie Pell for a director member. Bob Carnazzo of the Neb. Dept of Roads was nominated. John Shanahan, Michelle Nelson and Scott Hofeling were also nominated. Julie Pell, John Shanahan, and Scott Hofeling were elected after the ballot vote.

The issue was raised of the For Rent Sign which is hanging off the St. Elizabeth's building. People asked that it be removed as it faces the neighborhood. Julie Pell stated that it may violate the city ordinances and that she would check into this.

A motion was made by Jeff Lapin and seconded by Julie Pell to dismiss the annual meeting, and it passed.