

Ridge South HOA annual meeting February 10, 2018

Meeting commenced at 10:30 with Julie Pell, president, and Steve Sheets, secretary/treasurer presiding. Jeff Lapin, vice-president, was absent.

Introductions of directors and officers.

Meeting minutes from 2017 were approved by voice vote from all present. Treasurer's report presented by Steve Sheets. Vote to approved the report was approved by voice vote.

Julie presented the Architectural Review Committee report stating only 2 lots were left to be built on so the ARC's main function the past year has been approval of roof shingle replacements. Julie pointed out to any new members present that members need to have HOA approval for items such as fences (uniform code applies to all new fences), pools, any additions which might affect brick minimums, landscaping must be kept to minimum requirements from the covenants, and Julie reminded everyone that campers, boats, trailers, etc. are not allowed in driveways or backyards. Julie stated that if a homeowner is unsure please just ask.

The discussion regarding the outlets took place with Julie presenting a copy of a notice the HOA received from the city of Lincoln in January regarding the pond being out of compliance and deficient with regard to city code. The city required the HOA to have a plan in place by February 28, 2018. Bob Benes offered suggestions to add riprap and will look into costs with contacts he knows and guessed it could easily cost anywhere from \$15,000-40,000 after labor, rock, dirt and any needed repairs (e.g. sprinklers, bike path breakup) caused by the large vehicles needed to access the areas. Kevin Muff said a few years back the discussion about fixing the pond came with an estimate from one company to be over \$100k. It was mentioned that Noddle Development (ShopKo owners) are required to pay approximately 27 percent of any maintenance for the pond. Bob said he will talk with the city regarding the notice received and suggested doing this soon as the frozen ground would be a good time to complete the work.

Also regarding the pond outlet, signs were discussed as being needed to keep Scott Middle School students off of the pond/ice. Kevin mentioned it has been going on quite often. Julie felt three signs might be needed. Bob discussed talking with Scott officials regarding this.

The west outlet was discussed regarding the cottonwood trees. One resident wants all the cottonwoods removed because of the spring cotton seeds creating problems. Discussion about the cottonwoods from the cemetery creating problems too, so removing just the outlet might not solve the problem. The consensus was to remove dead and dying trees in this outlet rather than removing the live ones. Mulch is also needed here and will be installed this year by the lawn care company (Summit Lawns). Kevin mentioned the pond is also needing mulch. Kevin asked if Summit will continue in 2018 as he was impressed with them. Steve stated that they are intending to continue for 2018.

The north outlet has major drainage issues. John Davis, who has property abutting the outlet, has concerns whenever heavy rains occur and also because of the swampy-ness the mowers are typically unable to mow within the outlet. Bob apologized for not keeping up on this area as the last three years have been unusually wet. He estimated a concrete liner like the west outlet would solve the problems but it will take some doing. (Block all drains temporarily while trees are removed and the concrete is poured). His ballpark estimate would be \$30,000 on the low end. Bob said 50+ loads of dirt would need to be removed in the process of cleaning up the outlet and the silt issues. He will look into this further.

Ray Swanson noted mailbox issues (someone is taking mail out and throwing it on the ground) along Southern Light Drive and asked about a neighborhood watch. In the past Ridge Road had a neighborhood watch but it is likely to be inactive.

HOA Meeting 2018.txt

Miscellaneous discussion was held regarding multi-family living arrangements, Bob wondered about pay for Director's or paying a business (typically 5 percent was stated) for handling dues, payments, etc. Steve said Director work is typically minimal anymore. The audience thanked the current Directors for their work.

Dues were discussed after last year's \$50 increase from the previous year's \$200 amount. The history of dues was discussed as it has varied from none a few years ago, \$100 several years, \$200 several years and last years's \$250. The consensus was the items needing funds (city pond issues, drainage problem in the north outlet, further tree removals) justified raising the dues to \$350 per lot. Steve will send out a letter (rather than a postcard) with dues notice this year explaining to homeowners why they are going up.

Meeting was adjourned at 12:00 pm.