

The Ridges Property Owners Association

Board of Directors Meeting

April 28, 2017

The Ridges Property Owners Association Board of Directors met on Friday, April 28, 2017 at Village Realty. Bob Holloway, Bill Sport, John Juzwiak, and Beverly Head were present. Chris Walsh was available via phone. Kelly Green was present representing Village Realty.

Ms. Head called the meeting to order. The Committee reviewed the minutes from January 20, 2017. On a motion by Mr. Holloway and a second by Mr. Juzwiak, the minutes were approved as edited and emailed.

Management Report- Ms. Green presented the Management Report (below).

Financial Report- Ms. Green explained that the fence was paid from Operating but categorized as a Reserve Expenditure. Mr. Sport stated that the Operating Cash Account should be reimbursed from a maturing CD to compensate for the new fence expense.

Landscaping Report- Ms. Green shared Beach Mowing's updates regarding landscaping within the neighborhood. They have mulched and applied fertilizer. The post-emergent will be applied early next week, weather permitting. Tim with Beach Mowing will plant the crepe myrtle at the Russo's early next week and Mr. Holloway volunteered to water it. Mr. Holloway mentioned that the rose bed beside the dumpster was not mulched but he will take care of notifying Beach Mowing. Their contract expires at the end of 2017 and the Board agreed to procure additional quotes for the landscaping services to fulfill their fiduciary responsibility to the membership. Ms. Green will contact other companies with Request for Proposals.

Items from Committee Members- Mr. Juzwiak reported that the Hillside Ct. street sign slipped out of the post again. He has fixed it but recommends a sturdier base. Ms. Green will look at the post as well. Mr. Sport reported that he is locked out of the Mutual of Omaha website but Ms. Green will contact Melissa Kading for assistance. Mr. Holloway recommended a Capital Reserve Analysis to justify a proposed dues increase for 2018. After discussing, the Board decided to forego the additional expense of hiring a 3rd party to perform the analysis and will allow Mr. Holloway to update the Reserve Analysis by adding the fence and then modify the Analysis using the agreed-upon 2% return on investment.

With no other items for discussion, the meeting was adjourned on a motion by Mr. Sport and a second by Mr. Holloway.

**The Ridges Property Owners Association
Management Report
4/28/17**

- The fence was secured with concrete at posts.
- Edits to the Ridges POA page were submitted to the website committee.
- Dailey to Colbert-home changed hands.

Next Meeting July 14, 2017 at 11:30 am