

Ridge HOA Meeting Minutes

June 12, 2024

- I. **Call to order:** 6:32 pm – Board Members in attendance; Rob Graf, Derek Marino, Bruce Kannenberg, Mike Hoefel, Keith Franke, Mark Pierovich (Property Manager) and April Marino (ALC member).
- II. **Approval of Minutes:** Board meeting minutes from the May Board meeting were approved.
- III. **Homeowners Forum:** No homeowners, other than board members and ALC members, were present.
- IV. **Treasurer's Report (Rob Graf)** *Detailed report provided to board members.*
 - a. Cash and Reserves review; Cash Balance is \$130,826.69 and includes cash held by Targa, two CD's and a Money Market account at HomeStreet Bank.
 - b. Operating and capital expenses:
 - i. April monthly expenses were \$16,282.86 and over budget by about \$5,992.86. We had two additional months of landscaping expenses that contributed to the overage.
 - ii. May was an off month for water charges. Rob (Treasurer), Roy (EarthTech), and Mark (Property Manager) met with Lakehaven regarding extra charges. If the irrigation water consumption exceeds 4.9 units / month, there are extensive overage charges. Rob is working with Lakehaven on 2 items; a proposal to remove two unused water meters that are showing consumption and adding cost and a potential credit for a repaired water leak. Also, Lakehaven claimed that our pressure washing of the tennis/pickleball court allegedly used 33,000 gallons of water. Following the answers to the two outstanding items, the board should request a check of the accuracy of the main water meter serving the Big Park.
 - iii. Delinquencies were at 3.4k at the end of May and further reduced from last month.
 - iv. The curbing replacement work has been completed. The city has not yet sent the invoice, but we should be receiving and paying it in June. The ancillary work of asphalt patching at one of the islands in Division 1 – east, has been completed and will be paid in June.
- V. **New Business:**
 - a. Motions were raised and authorized to proceed with the grass removal around specific trees in the Big Park per the Arborist study, adding mulch where grass was removed and to the planting areas around the monuments to prevent mud splashing onto the monument surfaces, and the brick column repairs. Bids for all of these projects were received months ago, approved by the board, but the work was delayed to better align with the budget. The work will be done in late June or early in July.
 - b. The Nomination Committee presented and endorsed two candidates for Board membership: Derek Marino and Cindy Sanders. The Board appreciated the work of the Nominating Committee and approved their slate of nominees. Keith will convey the Board's appreciation to the applicants.
 - c. The Sports Court Committee met with a few vendors to explore options for the deteriorating surface. Two options were discussed: interlocking overlaid panels and conventional resurfacing. Still awaiting pricing from all vendors.
 - d. The Architectural / Landscaping Committee projects were updated at the meeting.

- i. Mark and Rob performed a property walk in May. Only 7 owners required letters for landscaping not meeting the standards for The Ridge.
- ii. The newest ALC member, Robert Bickle, presented concepts to beautify and improve the Big Park to the entire committee. The ALC discussed the concepts with the board members present. The board would like to hear more and will request Robert to attend a future board meeting in September or October to present the ideas.
- e. Security and Safety Update: No committee members present.
- f. Community Outreach update:
 - i. No committee members present.
 - ii. Upcoming community engagement events:
 - 1. Annual Garage Sale; July 13th, 2024
 - 2. National Night Out; August 6th, 2024
 - 3. Annual Meeting; July 17th, 2024
- g. Roofing Committee: No updates from the committee chair.
- h. Annual Meeting: The board spent the rest of the meeting preparing for the annual meeting.

VI. Meeting Adjourned at 8:39 PM

VII. Next Board Meeting scheduled for: Time and date to be determined immediately following the annual meeting by the new board.

ACTION ITEMS (from June Board meeting):

1. Finalize Annual Mtg. Package (Rob) - **DONE**
2. Dig Out Blast Messages (Mike) - **DONE**
3. Move Debris from Picnic Park, replace volleyball pole eyelet and modify irrigation valve box to allow water connection at the Big Park (Team) – **Done**
4. Draft NNO Invitations for FW Mayor, Fire Chief & Chief of Police (Rob) – **Done**
5. Get 5 Annual Mtg. proxies (each Board Member) – **Done**
6. Place Garage Sale Banners (Keith) – **Done**
7. Put Garage Sale Notices on Mailbox Stands (Derek) – **Done**
8. Give EarthTech Go Ahead (Rob) - **DONE**
9. Get Cookies & H2O for Ann Mtg. (Rob) – **Done**
10. Provide cooler for the Annual Meeting (Keith/Rob) – **Done**

Approved: August 21, 2024



Keith Franke: Secretary