

Ridge HOA Board Meeting Minutes

August 2, 2023

- I. **Call to order:** 6:32 pm – Board Members In attendance; Casey Hawk, Dale Danielson, Keith Franke, Rob Graf, DJ Del Rosario, Bruce Kannenberg, Mike Hoefel, and Mark Pierovich (Property Manager).
- II. **Approval of Minutes:** Board meeting minutes from the June 7th Board Meeting and the July 5th Post-Annual Meeting Election of Officers meeting were approved.
- III. **Homeowners Forum:** No homeowners present outside of HOA Board members.
- IV. **Business Items:**
 - a. Board Member Introductions; each member shared a little about themselves
 - b. By-Law Updates; An amendment is required to change the date of the Annual Meeting. Any amendment requires notice to owners prior to being adopted by the Board. Notice will soon be sent to homeowners, affording them an opportunity to provide input, after which the Board may make adjustment if warranted, then the Board planning to adopt the amendment at their September board meeting.
 - c. Board Member Expectations; each member reviewed the Ridge HOA Board of Directors Expectation document and agreed to adherence.
 - d. Board roles and Committees; the following are the list of standing committees. Ridge By-Laws require that at least two Board members sit on each standing committee. Each committee will develop a charter, then solicit additional Non-Board members for that committee. The Committees are:

ARCHITECTURAL & LANDSCAPE - Board Members – Rob Graf, Keith Franke – Board Members – April Marino

COMMUNITY ENGAGEMENT – Board Members – DJ del Rosario, Dale Danielson / Non-Board Members –

ROOFING – Board Members – Bruce Kannenberg, Rob Graf / Non-Board Members –

SAFETY & SECURITY – Board Members – Casey Hawk, Dale Danielson / Non-Board Members –

SPORTS COURTS – Board Members – Mike Hoefel, Bruce Kannenberg / Non-Board Members –

- e. Communication and other Parking Lot Issues;
 - i. Community Chat; Board agreed that this is not something that will be sanctioned by the HOA or tied to the HOA website. If a community member wants to create one, that will be totally up to them to manage and maintain.

- ii. The Pink House; will not be able to repaint with the same color, so there is nothing for the Board to do at this time.
- iii. Questions regarding who owns the street lights. They are owned by a combination of the city and PSE. Casey will request that Cindy continue to apply pressure to get the city to add street lights to 7th Way.
- iv. Question regarding the Community Rules process; There is a requirement for 10 days notice prior to the adoption by the Board. Question was raised regarding whether the Board should solicit for input. The question was passed along to the Community Engagement Committee for further evaluation; however, we will do so for the aforementioned proposed By-Laws amendment.
- v. Community Library; Motion raised to approve the Library. Discussion followed regarding liability of installation, materials, and maintenance. Casey agreed to follow up with the Homeowner advocating for the Library and request for information regarding installation, materials, and maintenance.

- f. Website; the website is now updated with the past board meeting minutes and calendar dates. Michele Graf will continue to serve as the web-master.
- g. Newsletter; homeowner Cindy Sanders has volunteered to develop a community newsletter.
- h. Board Member Contact Information; is updated on the website
- i. Treasurers Report - Rob Graf
 - i. Review of reserves and cash balances
 - ii. Delinquency review; they are way down. Rob and Mark have worked with two homeowners that were due for a lien as the delinquency was over \$1,000. Owners have proposed a payment plan to avoid those liens. The Board has accepted their payment plan terms. If terms are not fulfilled, the lien will be filed.
 - iii. Loan payoff now at \$30,598 now and should be an additional 8k lower by the end of the year. We may opt to pay it off then.
 - iv. Reserve study; It is due to be updated. Proposal of \$1,470 was presented
 - v. Priorities; Total of proposals including Reserve Study is \$15,570
 - 1. Arborist study (approximately \$2,300); very important to avoid the liability from trees that damage persons or property that are controlled by the HOA.
 - 2. Irrigation repairs and upgrades (\$6,500); Upgrades include relocations to properly irrigate current plantings and turf and avoid run-off. Repairs just deal with broken and inoperable areas.
 - 3. Blackberry removal; proposal for \$5,600 to cut down and then spray to eliminate over time.

- j. Sports Courts Committee; a new committee was formed to address the analysis/upgrades of the sports courts. Mike Hoefel agreed to chair the committee along with Bruce Kannenberg.
- k. Curbing; several island curbs are broken or deteriorated. Waste Management has paid a claim for damage that their truck caused on one island. The Board has sought to work with the City of FW to get their unit pricing for the ~~all~~ of the islands most in need of re-curbing. It may be 2024 or 2025 before we can get on the City's schedule.

V. Meeting Adjourned at 8:31 PM

VI. Next Board Meeting scheduled for : September 13th at 6:30 PM.

Approved: Sept. 13, 2023



Keith Franke, Secretary, The Ridge HOA