

Ridge HOA Board Meeting Minutes

January 4, 2023

- I. **Call to order:** 7:06pm – In attendance via ZOOM; Derek Marino, Casey Hawk, Keith Franke, and Mark Pierovich
- II. **Approval of Minutes:** Approved
- III. **Homeowner Forum:** Mark requested any input from homeowners; none offered
- IV. **Financial Report:** Through November, 2022 – Approved
- V. **2023 Budget Review:** Budget is ratified
- VI. **Business Items:**
 - a. HOA AR is at \$9,030.00; see page 9 of financial report.
 - b. Question raised regarding electrical expenses and if the street lighting cost should continue to be borne by the HOA or pass to the county upon taking over the roadways. Mark will send electrical bills to the board members for further evaluation.
 - c. Derek presented the 3 winners of the Christmas Light Contest with a \$10 gift card.
 - d. Mark reported on the many improvements with the yards and structures that were out of compliance.
 - e. Derek noted that there is a lot of debris; limbs, leaves, etc. throughout the development and asked Mark to contact Earth Tech to take care of.
 - f. Derek referenced the island near Casey Hawk's residence is in need of plantings. Derek will reach out to his contact "J.R." to get estimates.
 - g. Derek reviewed two reserve study tracks including monument refurbishment / upgrades and the tennis / pickleball court.
 - h. Casey Hawk finished the rebuilding / repair of the "R" that was damaged on the main entry monument. It looks great; thank you Casey. The monuments will require cleaning / light pressure washing and sealing to prevent further deterioration. Planning for this summer.
 - i. There is activity around the Comcast pedestal near the Big Park. We are hopeful that the work will continue, and the appearance improves.
 - j. Casey observed that cars parked around the Pic Nic Park are likely due to that location is a destination in the "Pok-e-mon Go" game. Casey has spoken with Josh of FW Security to be on the lookout. Josh and FW Security continue to provide great service and resident engagement.
 - k. Next HOA Board Meeting set for 3/1/2023, 7:00 PM at the Targa Mgmt. office.
- VII. Meeting adjourned at 7:44 PM