

Ridge HOA Board Meeting Minutes

April 23, 2025

- I. **Call to order:** 6:00 pm – Board Members in attendance; Rob Graf, Derek Marino, Mike Hoefel, DJ del Rosario, Bruce Kannenberg, Cindy Sanders, and Vicki Ennesser (Property Manager).
- II. **Approval of Minutes:** Meeting minutes from the March Board meeting were approved.
- III. **Homeowners Forum:** No homeowners, other than board members were present.
- IV. **Treasurer's Report (Prepared by Mike Hoefel)** Detailed report provided to board members prior to meeting.
 - a. As of March 31, Cash balance is \$146,106.82 at Z-S (US Bank) accounts, and \$53,334.69 in the Reserve money market account at HomeStreet Bank.
 - b. Operating and capital expenses:
 - i. March operating expenses were \$11,043.50; however, of that \$3,150 for tree cutting related to the new sports court should have been coded to minor capital.
 - ii. Delinquencies were at \$2,244.92 as of March 31, but are now down to \$1,081.92 with agreements from the two homeowners to pay their balances in full. One by April 30, the other by June 30.
 - iii. The Federal tax return and the annual audit have been tasked to appropriate firms and should be completed soon.
- V. **New Business / Committee Reports**
 - a. Architectural & Landscape Committee
 - i. The Board unanimously approved the \$1,500 bid to replace the spalling curbing in Division 2.
 - ii. The March property walk resulted in 24 houses identified as needing notification for action. Two Board members and Vicki will undertake the next walk in late April or early May.
 - iii. A review of Common fences and mailbox stands will be undertaken as the fences will be budgeted for repainting next years or two.
 - b. Community Engagement Committee
 - i. Vicky identified one new owner since our last meeting. DJ will check with the procurement and delivery team to see if a 30 day turn-around is possible.
 - c. Safety & Security Committee
 - i. The construction of the street lighting system on 7th way has been completed. It makes a huge difference.
 - ii. Cindy will again contact Josh and inquire if we can change our patrols from 2 night/2 day to 3 night/1 day.
 - d. Sports Courts Committee
 - i. The old court has been removed, reinforcement bars have been placed and the pouring of the foundation should occur later this week.
 - ii. The Board authorized the Sports Court Committee to acquire a second bench for the tennis/pickleball court.


- e. Burning Trash Odor – There was a discussion of this issue and the Board will likely send a message about it once some questions have been answered.
- f. Nominating Committee
 - i. The Committee is looking to fill one Board positions which will be open as of the July Annual Meeting. Three potential candidates have been identified and will, in turn, be asked if they would like to be nominated. Board will need to vote to forward nominees at its June meeting.
- g. Upcoming Meetings:
 - i. Next Board meeting will be June 11th, 6pm, Zaran Sayre office.
 - ii. Annual Meeting will be July 16th, 6PM, at the Big Park pavilion.

VI. Meeting Adjourned at 7:20PM

ACTION ITEMS:

1. Rob to give curbing contractor notice to proceed with the work in Division 2. - **DONE**
2. Derek & Rob to review Common fences. - **DONE**
3. Cindy, DJ & Vicki to do April/May lawn walk. -
4. Cindy to talk to Josh about patrol schedule. -
5. Derek to request invoice after concrete pour. - **DONE**
6. Bruce to look for 2nd court bench. -
7. Rob to draft message related to burning trash. - **DONE**

Approved: June 11, 2025



Keith Franke: Secretary