

HOA Board Meeting Minutes

November 19, 2025

- I. **Call to order: 6:00 PM** – Board Members in attendance; Rob Graf, Derek Marino, Mike Hoefel, Bruce Kannenberg, Marcus Jackson, Cassandra Miguel (Zaran Sayre)
- II. **Approval of Minutes:** Meeting minutes from the September 2025 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 the meeting.
 - a. As of 10/31/25, reserves in Mechanics Bank were \$53,428.08. US Bank checking account balance was \$31,599.05 and \$11,766.04 in our market rate savings.
 - b. The board paid the following non-recurring expenses:
 - Tim's Complete Landscaping invoices for \$2,185.27 were paid for both Oct. and Nov.
 - Tim's Complete Landscaping invoice for \$994 was for planting the new trees/shrubs in the south end of the Ridge Park and was paid for in Oct. The remaining 50% of that order will be paid in Nov.
 - c. Lake Haven water bills totaled \$2,023.18, but the year-to-date charge of \$4,551.16 for water is still under our 2025 budget of \$5,700.
 - d. There were \$1,092.92 in delinquencies as of 10/31 created by 2 households.
 - e. **Ridge HOA's 2026 Budget.** This budget was unanimously approved at the November Board meeting. The Board has worked hard to bring down, or hold steady, our costs over the past year. As a result, there will be NO DUES INCREASE NEXT YEAR! Dues will remain at \$800 per year, with \$400 being due on January 1st and the other \$400 due on July 1st of 2026. Having lowered or held steady much of our operating cost, we will have additional funds for some capital requirements such as repainting our common fences. We should also be able to fully fund our reserves.
 - f. The Annual Budget Ratification Meeting will be held on Wednesday, December 17, 2025
- V. **New Business/ Committee Reports**
 - a. **Community Engagements:** No updates for this committee other than the Holiday Lights Contest!!

- b. **Safety and Security:** Reflectors are now on the mailbox stands to hopefully reduce them being hit by vehicles. The board voted to fix a damaged mailbox stand for a cost of approximately \$650. Two additional damaged mailbox stands were identified as needing repairs. The board will get estimates to fix those, too.
- c. **Sports Court:** The screen/divider to separate the pickleball court from the tennis court is now installed and ready for use. This would serve as a safety precaution to prevent balls from the tennis court from rolling onto the pickleball court if both courts are being used at the same time. The board is also looking into purchasing a pickleball net on wheels, so folks won't have to bring their own net. The net should be safe from theft since it will be on the gated and locked tennis court.

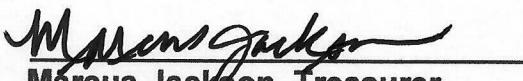
The Board will be seeking an estimate to create a concrete path from the tennis court to the mailbox stand. The Board also needs to decide and determine the best time to resurface the basketball court (maybe June 2026). This will include adding basketball court lines and possibly lines for an additional pickleball court on the basketball court.

- d. **Roofing:** One replacement has occurred in the past 30 days.
- e. **Architectural and Landscape:** On October 4th, A&L committee members (Marcus, Rob, April, Vicki) performed a neighborhood walk and identified 24 properties that needed initial or follow up letters regarding landscape violations. Quotes were secured to remove the grass and install mulch on the south end of the big park. Initial estimates are \$13,400 for bark dust and \$13,600 for mulch. The Board will study alternative ways to these bids including self-performing the grass removal and obtaining the mulch at a lower cost.

VI. Meeting adjourned at 7:30 PM

Next HOA Board Meeting: December 17th.

Approved: December 17, 2025


Marcus Jackson, Treasurer

ACTION ITEMS:

- 1) Cassandra to send and Cindy to post Budget Ratification Notice - **DONE**
- 2) Cindy to post Holiday Lights Contest Info - **DONE**
- 3) Rob to get Cassandra Holiday Lights Contest message for her send out - **DONE**
- 4) Rob to ask Vicki the status of the Invitation Homes refund & the 2025 Audit - **DONE**
- 5) Mike to check Twin Lakes HOA as to paying PSE for their streetlights - **DONE**
- 6) Cindy to check with Campus Estates HOA – **No Contact**
- 7) Bruce to get Cindy language on use of new divider net – **Pushed to January**
- 8) Bruce to get info on movable pickleball net - **DONE**
- 9) Rob to get with Robert on potential location of a Big Park berm - **DONE**
- 10) Cindy to explore free mulch - **DONE**
- 11) Derek/Bruce to explore bids for b-ball court resurface and concrete path from sidewalk to sports court entry - ~~as soon as possible!~~ *Postponed to Spring.*
- 12) Rob to green light mailbox stand repair and get bids for two other stands - **DONE**