



SPRING RIDGE

HOMEOWNER'S ASSOCIATION

Tony McLaughlin, President
Dave Olander, Vice President
Wendi Elliott, Secretary
Patti Zeis, Treasurer
Anita Van Ert, Assistant Treasurer
Chelsea Karlgaard, Member at Large

MINUTES

AUGUST 22, 2022 BOARD MEETING

6:00 p.m.

Elliott home

President's Report:

Discussion regarding a process to address significantly delinquent Homeowners Association dues:

- The board will work with PJ Morgan to draft a letter to delinquent homeowners with an offer to work with them on payment options to bring them current.
- We may consider providing additional details to the members of the Homeowner's Association regarding delinquencies, including delinquent homeowners, years delinquent and amount owed.
- The Board will continue discussions regarding options to provide information to members of the Homeowner's Association.

Vice-President's Report:

Covenant Violations:

- Dave is reviewing current covenant violations to coordinate written notifications that are sent to homeowners by PJ Morgan.

Treasurer's Report:

- As of 7/31/22 the balance in the American National Bank account is \$38,408.96; as of 6/30/2022 the account balance was \$41,485.29.
- Late fees have not been assessed on delinquent dues; Beth at PJ Morgan is working with their accounting department. Tony will follow up regarding a status.
- Patti will provide detail on delinquent dues at the September HOA Board Meeting.

Recommendations from the 2021 Financial Review:

- Going forward, the Treasurer will include the PJ Morgan account reconciliation with the monthly financial reports reviewed and approved by the Board
- The treasurer will sign off on PJM receipts.
- Updated process for invoice payment approvals: Going forward Patti will send an email to Board members from the SRHOA Yahoo email account to request approval of invoices - 2 approvals are required for invoices. After 2 approvals are received, Patti will forward the emails to Beth at PJ Morgan and copy the SRHOA email address, where approvals will be retained in an approval folder associated with the SRHOA Yahoo email account.

Additional changes to invoice approvals:

- The board agreed that 4 of the 6 board members must approve invoices in an amount greater than \$1,000 before they can be processed for payment.

Damaged fence posts on Homeowner's property:

- \$250.00 that the maintenance crew agreed to pay toward repair of fence posts will be deducted from the next invoice if the invoice does not reflect a credit of that amount.

Financial reports were reviewed and approved by the Board.

Assistant Treasurer's Report:

The HOA has received recommendations from Enfield's Tree Service for tree work at the entrances:

- Recommendations are to cut out the dead wood on Spring Ridge Drive and trim branches on trees at 178th and Pacific to a height of 8 feet. Cost is \$385
- 177th and Poppleton: there are numerous broken limbs that are hazardous and should be trimmed. In addition, there is a broken tree hanging over the culvert on Poppleton. The board voted to approve an additional expense of \$410 to trim hazardous limbs.

It should be noted that tree work is generally limited to addressing hazardous trees, or those with the potential to become hazardous, and the HOA does not budget for cosmetic tree work.

Secretary's Report:

- July Board Meeting minutes were reviewed and approved via email and are posted to the HOA website.

Member at Large/Other Business:

- After receiving estimates for No Trespassing signage for the common areas, the board has decided to wait to post signage. There have been no recent incidents that indicate an immediate need to post signage.

- Fall Social Budget: \$250 was allocated for the event in the 2022 budget, and \$70 in excess funds are available to be used for this event that were not spent for the Spring event. The board elected to allocate an additional \$200 from the budget for the Fall event, which includes \$100 that was budgeted, but not charged by Comfort Suites Hotel for the Fall meeting. The event planning team has booked entertainment, and is finalizing activities. A permit to block the street has been obtained from the City of Omaha.
- Umbrella and Liability insurance – after soliciting quotes for insurance, it has been recommended that the HOA not pursue purchasing an umbrella policy as the HOA does not own facilities that would create a need – such as a splash pad, etc. After reviewing bids for increased liability coverage of \$2 million at the recommendation of PH Morgan, and discussion with our current insurance agency (Inspro), it was recommended that we maintain our current coverage of \$1 million, which is considered to be adequate coverage for the HOA.
- We will be providing guidance to homeowners regarding the homeowner's responsibilities related to mailbox repair.

The meeting adjourned at 7:20 p.m.