



SPRING RIDGE

HOMEOWNERS ASSOCIATION

Tony McLaughlin, President
Chelsea Karlgaard, Vice President
Patti Zeis, Treasurer
Anita Van Ert, Secretary

BOARD MEETING Minutes
July 17, 2023
HyVee – 180th Pacific 6:30pm

Participants: Tony McLaughlin, Chelsea Karlgaard, & Anita Van Ert

President - Tony

- We reviewed & approved May minutes – completed via email prior to the meeting
- Certificate of insurance requirements for all service providers – these need to be updated annually, suggest putting these on the calendar and request when expiring
- Prepare for Christmas decoration purchases, we will need more lights. Chelsea will have a bid on the electrical to add another box on lower SpringRidge Drive or the best solution

Vice President - Chelsea

- Landscaping completed and we need to find a solution to having the weeds pulled next year
- Directory update – Nunn's are not going to do these going forward, we owe them a huge thanks for doing these. A digital solution may be explored
- We continue to monitor covenant violations (trash cans/portable basketball hoops, etc). We will be assessing a \$50.00 fine for repeat offenders.

Treasurer – Tony on behalf of Patti

- Financial update through 6/30/23 was approved via email. The balance at end of January was \$27,323.81 and the balance ending June 30, 2023 was, \$51,069.28
- There are 7 households outstanding payment of the 2023 dues through 6/30/23, we are requesting PJM to send letters.
- Delinquent homeowners & liens filed – Final letter will be sent by PJM adding legal cost of \$120
- Invoice approval process – we will request PJM Appfolio require 2 board member approvals. Appfolio basically is a good software tool to track invoices
- Tony will request Patti ask PJM about having a few checks to pay board members when purchases are made to help expedite payments and see if they can post after the fact

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Secretary - Anita

- The dead cottonwood behind 1419 S 178th will be taken down once the rains have subsided and the common area dries up. There are 3 other trees we have on the watch list and will be discussed this fall or winter
- We reviewed the tree policy - We continue to monitor dangerous trees as they are reported to the HOA and we get professional opinions as needed

Other Business – None

Next Meeting – August TBD