



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

JANUARY BOARD MEETING

ZOOM CALL

JANUARY 6, 2022 6:00 p.m.

President's Report:

Tony opened the meeting with updates associated with the change in board composition:

- The decision was made to close the savings account with American National Bank and to consolidate funds into the checking account, as we were averaging 14 cents/month in interest on the funds in savings and they are not restricted funds. The HOA now only has one account, which is the checking account. Balance as of 12/2021 is \$15,937.19
- Financial overview for 2021: 2021 was essentially a breakeven year for the HOA. We had income of \$38,456.40 and expenses of \$38,636.72, a deficit of \$180.32 for the year 2021.
- Review of bids for tree work in the common area: Kodiak Tree Service is the low bidder. The Board approved a motion to award the work to Kodiak if the company could meet requirements for bonding, insurance, and complete the work while the ground is frozen to minimize turf damage. If unable to meet all three, we would award work to the next lowest bidder.
- Discussion regarding landscaping in 2022: the Board discussed the option to purchase our own plant material and pay for planting and maintenance labor. The plant material used by the landscaper last year was not satisfactory, and the board feels that we can purchase better plant material at a lower cost; having nicer plantings at a lower cost to the homeowners. The Board approved a motion to purchase plant material and contract for planting and maintenance. Finalization of plant material and allocation of funds for plants, labor and maintenance will take place prior to early spring.
- Transition of Treasurer duties to Anita and Patti? Agreed that Patti and Anita will assume the treasurer roles and contact Tony for any assistance needed.

Vice-President's Report:

- Update regarding covenant violations: Reviewed the covenant violation notification and enforcement process with board. The VP will track covenant violations and present a monthly update to the Board.

Treasurer's Report:

- Discussion regarding the transition of responsibilities of this position, which include collecting mail from the HOA Post Office Box, ensuring any checks received are delivered to PJ Morgan for recording and deposit to the bank. Tony keeps all financial info. In a binder, which he will give to Patti.

Assistant Treasurer's Report:

No new business

Secretary's Report:

No new business

Other Business:

- Updating and maintenance of the HOA Website: Chelsea will keep the website current, and Anita will act as her back up.
- Neighborhood Directories: Chelsea is working with Nick and Rachel Nunn, who will now be sponsoring our Neighborhood Directories and will be doing some reformatting of the directory.
- The Board is always open to new board members. It is always good to have new people on the Board and those willing to step in when needed, as we've learned over the last couple of years, we don't know when circumstances may change for our Board.

The meeting adjourned at 7:10 p.m.