



SPRING RIDGE

HOMEOWNERS ASSOCIATION

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

BOARD MEETING MINUTES February 2023 Conducted Via Google Meet

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

President – Tony

- Rental Properties – The board will continue to monitor rentals, addressing issues with homeowners as needed like any other homeowner
- Landscaping and mulch, we need to find someone to handle this year. Given the islands will be eliminated and/or reduced in size, more focus will be on the Shadow Ridge drive this year
- Tax forms have been completed and submitted

Vice President - Chelsea

- Covenant violations update – very few violations
- Financial Commitment for socials this year is \$1200.00 with plans for 3 or 4 HOA sponsored events
- The Spring Garage Sale, will be sometime in April, waiting to hear back from other HOA's on sharing the cost of the ad in newspaper
- Spring clean-up, we are trying to get other HOA's involved. This event is in jeopardy of not being held if we don't get more participation, as too much of the volunteering falls on our HOA. We will also seek high school volunteers looking for service hours

Secretary - Anita

- The January meeting minutes were reviewed and approved

Treasurer - Patti

- Financial update through 1/31/23 was approved. The balance at end of year 2022 was \$22,216.12. The balance ending January 31 was \$27,323.81
- Late fees for HOA dues will be added April 1st. Liens will be filed for those who haven't paid dues for 2 years or longer, also in April. Letters will be sent in early March with a 4/41 due date prior to the April 1 late fees being levied. Discussed putting labels on the envelopes so people are clear as the HOA dues statements being inside
- Patti met with Matt at PJM, that meeting went well

- Unusual transactions - there were no unusual transactions
- Zach Royce should have the 2022 Financial Review complete by the end of February

Other Business – no other business

Next Meeting will be in March 2023