



# SPRING RIDGE

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## 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

#### 2022 SEMI-ANNUAL HOMEOWNERS' ASSOCIATION MEETING

COMFORT INN AND SUITES, 192<sup>ND</sup> AND W. CENTER ROAD

APRIL 13, 2022 7:00 p.m.

#### President's Report:

- President Tony McLaughlin introduced the board members to the homeowners in attendance. All board members were in attendance.
- 2022 Annual dues were increased to \$125 based on feedback from homeowners during prior HOA Homeowner's meeting. This enables the HOA to support aging electrical and sprinkler systems and to manage with a small budgetary cushion for unforeseen expenses.
- Landscaping Expenses: homeowners have expressed the desire for neighborhood beautification such as planting at the entrances. Plans this year include reduction of the planting areas at 178<sup>th</sup> and Pacific as the HOA doesn't control the water supply at that entrance; we will plant sod in the areas not used for flowers. To further control costs, the board will purchase planting material and contract with a landscaper for the labor to plant. This enables us to better control costs and the quality of plant material. Board representatives have been talking with Summit Development (builder of apartments at 178<sup>th</sup> and Pacific), and they will make a contribution toward the landscaping and purchase of new low-voltage lighting to be installed by board members; we expect that to be a 50% contribution toward the total costs.
- Apartment development at 178<sup>th</sup> and Pacific: the developer has worked with the Board representatives to review and modify color palette, brick, mortar and exterior finishes.
- A homeowner in attendance asked about the lack of a sidewalk in front of the memory care facility – will that be included in any apartment-related paving? The board members didn't have information regarding the sidewalk, but we will reach out to the developer.
- Signage in the Common Areas: we are looking at installing signage at the entrances to the common areas to identify common areas as a no trespassing zone for the use of Spring Ridge residents only. We will also work with Summit Development to ensure that there is information in apartment tenant welcome material to notify them that the common area isn't a dog walk area. The HOA is also aware that the nearby child care is using the common area for nature walks with children, and have sent a letter to them asking them to acknowledge responsibility for any injury or incident.

### **Vice-President's Report:**

- 2021 Financial Validation: validation was completed by Zach Royce on April 13. The board has not had the opportunity to review his notes and any best practice recommendations prior to this meeting. Homeowners are welcome to review financials at any time upon request and that all of our financial records are open for review. The HOA has limited monthly payments, and 3 monthly recurring payments to Public Storage, OPPD, and MUD.
- Homeowner in attendance asked if the holiday lights could be upgraded, and noted that there were times when the lights were not working at 180<sup>th</sup> and Spring Ridge Drive. She offered an option to consider a one-time purchase of holiday lights from Bright Ideas and then contract with them for annual install and take down of lights. Board members noted that we do have aging electrical at the entrances, and that we've had intermittent issues with that.
- At this time, the budget would not support the expense associated with the purchase of commercial-grade holiday lighting and expense to put up and take down lighting each year. Unused holiday lights were sold earlier this year and the proceeds (small amount) can be used toward upgraded holiday decorations.

### **Treasurer's Report:**

- YTD expenses through the first quarter of 2022 consist primarily of storage fees, utilities, tree removal in the common areas and administrative fee of \$150/month to PJ Morgan.
- As of the date of the meeting, only 49 of our 298 homeowners have not paid their annual dues; we've collected 84% of annual dues. We have had issues with some payments of \$100 vs. the \$125 dues amount, and are working with homeowners to collect the shortfall. At this time, we aren't charging a late fee to those that paid the incorrect amount. If we have delinquent dues, those are collected at the time that a home is sold or refinanced.
- Patti noted that we receive detailed monthly financial reports from PJ Morgan, which are reviewed and approved by board members.

### **Assistant Treasurer's Report:**

- Tree Removal: Monster Tree Service removed dangerous trees, stumps and hauled away dead wood on February 1. They did a very good job at a cost of \$3,850. We waited until the ground was frozen to have the tree work done in order to minimize damage to turf. In doing this, we were able to also receive non-peak season pricing, and saved approximately \$4,000.00. The company was chosen from PJ Morgan's list of approved vendors, and was a very good choice for this work.
- Question from homeowner regarding storm damage to trees: what should homeowners do when there are hanging tree limbs in the common areas due to storm damage? Should they take care of that themselves? We don't encourage that, but some homeowners have done that. Removing dangerous limbs and trees, and the maintenance of the common areas is the Homeowner's Association responsibility. However, the board has to be reasonable in managing the trees in the common area, with the goal to promote safety. We look at each tree or issue on a case-by-case basis, with a primary focus on dangerous trees. There isn't a tree maintenance fund due to the

high cost to trim trees on a periodic basis; this wouldn't be supported by our current budget.

- Liability and Director's Insurance: we are currently reviewing our current coverage to ensure adequacy and costs. If changes are made, that may not take place until the fall. We currently have liability coverage of \$1,000,000 per incident.
- Directories: Nick and Rachel Nunn, Spring Ridge residents, are now sponsoring the neighborhood directories and the board members will deliver directories when they're available. The Nunn's have also financially supported the Easter event and coordinate our neighborhood food trucks – we appreciate their support!

#### Other business:

- Reminder that our primary form of communication with homeowners is now email.
- Spring Cleanup: will be May 7 this year, and we can always use volunteers. We do have two groups of high school students that will be helping as community service.
- Neighborhood Garage Sale: will be April 28-30. We are sharing the dates and expenses with Banyan Hills.
- Damaged Mailboxes: structural repairs to damaged mailboxes are the responsibility of the homeowners as they're owned by the homeowners. This isn't a change to how we've handled repairs in the past, and typically, if a motor vehicle is involved in damage we have had repairs covered via insurance payment and there hasn't been an expense to the HOA. The HOA will cover minor issues such as hinges, address plate reattachment, etc.
- It was noted that we've had vandalism to the culvert in the common area. Issues with kids and vandalism are noted, particularly with paint and paintballs.
- Food trucks are coming back – the first one in 2022 will be on April 28. Thanks to the Nunns for coordinating again this year. The food truck schedule will be in our new directories.
- Reminder that we can accept donations to offset costs associated with social events such as the Easter Egg Hunt and Fall event.

The meeting adjourned at 8:30 p.m.