



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

MAY, 2022 BOARD MEETING

VIA E-MAIL

Note: due to scheduling constraints the members of the SRHOA Board of Directors conducted necessary business via email.

President's Report:

- 2022 Landscaping: plant material was purchased by the HOA and planted by A&A Greenscaping. A&A matched the hourly rate of \$35/hour that was provided to Chelsea; work was completed in one day. Total cost for planting services was \$588.75.
- Discussions took place regarding several covenant related issues: 1) some board members received verbal feedback from owners objecting to the paint color selected by a homeowner, which was not board approved. The board discussed paint selection, and per vote of the board, determined that the color would be considered acceptable as per covenants; 2) request to put up a small above ground pool for a limited period of time, the board felt that we could not approve this request based on covenant requirements; 3) storage of trash cans outside of a garage following storm damage to the previously-approved enclosure, the board agreed not to assess the homeowner due to the fact that a new enclosure, of comparable design, would be constructed within 2 weeks.
- Tree service: Hedgewood Tree Service performed some work on trees in the common area to remove a dangerous Ash tree, and two other broken trees. Unfortunately, performing this work during warm months resulted in damage to a homeowner's yard. We will request that the tree company repair the turf damage and will plan to limit non-emergency tree work to colder months when the ground is frozen and the probability of turf damage is much lower.
- Update on damaged mailbox on Shirley Street. The individual that damaged the mailbox filed a claim with their auto insurance company, who will pay the \$3,400 cost to replace the mailbox (damage was too extensive to repair). We will ask Dave Muller to replace the mailbox at his earliest opportunity.

Vice-President's Report:

- No new business.

Treasurer's Report:

- As of 4/30/22 the Balance in the American National Bank account is \$39,421.00. The balance at 3/31/22 was \$40,957.54.
- 84% of annual dues have been collected, leaving \$6,378.00 in outstanding dues to be collected. As of the end of April, SRHOA has 4 homeowners that are 2+ years delinquent in payment of annual dues, and one homeowner that is several years pad due. Liens have been filed related to the 5 significantly delinquent homeowners.
- Budgeted expenses for 2022 are \$35,330; we have incurred expenses totaling \$11,079.30 YTD.
- Financial reports were reviewed and approved by the Board.

Assistant Treasurer's Report:

No new business

Secretary's Report:

- April Semi-Annual Meeting minutes were reviewed and approved.

Member at Large:

- Directories: are close to completion. Directories will be delivered to each house to ensure that everyone receives a Directory. We plan to include a reminder regarding the requirement to obtain Design Review Board approval of any exterior improvements to homes prior to starting work.
- Spring Clean-Up: The clean-up was a great success; turn out was very high and some individuals were directed to nearby sites with less waiting in order to move drop-offs through as quickly as possible.
- Neighborhood Garage Sale: Spring Ridge coordinated the garage sale date with Western Springs and Banyan Hills to share dates and advertising costs. Garage sale expenses were \$17.00.
- Easter Egg Hunt: we had many donations for this event and participation was very strong. Cost to the HOA for the event was \$133.02.