



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

FEBRUARY BOARD MEETING

ZOOM CALL

FEBRUARY 10, 2022 6:00 p.m.

President's Report:

- Tree service was completed on 2/1/2022. We're happy with the work done, they cleaned up the area very well. Suggestion was made to review the PJ Morgan vendor list for future needs.
- 2022 Landscaping: board agreed to move forward with purchasing plants and to see bids for planting and maintenance.
- Neighborhood Grant: Chelsea will complete the application for Grant funding from the City of Omaha.
- Social Events: COVID considerations will impact future events. Beth McGregor may plan something for the 4th of July; the board would support this.
- Easter – plan an outdoor event? The board would support and assist with an Easter Egg hunt. After hearing back from event organizers, the board can allocate budgeted funds to help support events.
- Nothing heard following the January 6 Neighborhood Watch meeting.
- Mailbox damage at 1718 S. 176th St. Tony and Dave met with those involved, including the homeowner and our mason. Have asked the parent of the individual that caused the damage to consider assisting with the cost of repair. As the homeowners are responsible for repair costs associated with mailbox damage, the board will not be involved going forward.

Vice-President's Report:

- Update regarding covenant violations: working to finalize some older violations (from mid-2021 or earlier), cleaned up the records, removed assessments for resolved violations. We currently have 6 outstanding violations related to trash cans. PJ Morgan will send the board a monthly update regarding letters sent and the status of assessments. Question if repeat covenant violators should have a different process? At this time the decision is not to remove fees associated with repeat violators.

- Dave continues to work on refining the covenant violation tracking process.
- 2021 Financial Review: Dave will follow up regarding start of the review of 2021 financial records.

Treasurer's Report:

- As of 1/31/2022 Balance in the American National Bank account is \$16,844.86.
- Will review delinquent HOA Dues and assess the \$25 fee for all 2021 delinquencies plus \$6.60 interest due for 2021 if the dues are unpaid for the full year.
- Tony and Patti will work with PJ Morgan to update accounts as needed.

Assistant Treasurer's Report:

No new business

Secretary's Report:

January Board Meeting minutes were reviewed and approved.

Member at Large:

- Chelsea will assume the responsibility for maintaining the website.
- Directories: no update at this time. Estimated time of completion is mid-March
- Spring Clean-Up: Banyan Hills will take the lead this year. Wendi has a sign-up sheet and contact info from prior year that she can share.
- Issue with neighbor walking dog off-leash at 3:30 each day, which is when children are coming home from school. The neighbor has not responded to repeated requests to leash the dog. The Nebraska Humane Society has been contacted; they state that they must be there at the time that the homeowner is violating the Omaha leash law. The board feels that this is a legal matter and should be referred to appropriate enforcement agencies.

The meeting adjourned at 7:00 p.m.