



SPRING RIDGE

HOMEOWNERS ASSOCIATION

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

MINUTES
APRIL 2023 SEMI-ANNUAL HOMEOWNERS MEETING
BERKSHIRE HATHAWAY OFFICES
331 VILLAGE POINTE PLAZA
April 26, 2023 – 7pm

President - Tony

- The President welcomed guests and had each board member introduce themselves and their roles
- Announced the neighborhood Garage Sales – April 28 & 29 Fri/Sat this year, the board split the cost of advertising in the paper with Banyon Hills
- The 2022 financial review was completed by Zach Royce with a clean bill of health. Reminder that 2 board members approve all invoices and if an invoice is over \$1,000.00 3 board members must approve
- Discussed A-Plush and how reasonable they've been through the years, with all of our needs. They were not willing to sign a 3 year contract, as Jim is retiring, but his son will take over

Vice President - Chelsea

- Announced the Spring Clean-up is May 6th and we have the volunteers needed. We will play future years clean-up by ear
- Plans for Landscaping for 2023 will include annuals only, no perennials on the Pacific Street entrance which is eventually going away with the expansion of Pacific Street. We will not be able to save the trees. We will put our focus on Shadow Ridge drive. Lower Shadow Ridge is walked through by kids, dog walkers so that is not a good investment to plant there
- Easter Egg Hunt was a success, there were about 80 people in attendance and the Easter Bunny and balloon artist were there
- A fall event will be held on 177th Ave again this year, last year was a huge success
- 4th of July parade will be held, with a snow cone machine, more details will follow as we get closer to this date

Treasurer - Patti

- Gave the Financial update through 3/31/23. Beginning balance January 1, 2023 was \$22,216.12 and ending balance on 3/31/23 was 49,368.35

- We have received 95% of the 2023 dues through 3/31/23, this is a marked improvement from previous years
- There is 76% of the budget remaining, some 2022 invoices were paid in 2023
- Liens have been filed on 3 homeowners.

Secretary - Anita

We are not aware of any major tree issues. One fallen tree was cut down by a homeowner.

Other Business – There was a lot of other business brought up, some of the highlights are listed below

- A suggestion was made to plan the HOA semi-Annual meetings 1 month to 6 weeks in advance so people can get the dates on their calendar
- A suggestion was made to have the Easter Egg hunt and the Neighborhood party at the church north of 175th & Poppleton
- A question was asked if the Memory Care facility will finish their sidewalk. This was a yes, as far as we know
- An overall concern about the apartments, mud in the streets, rain and overflow on Poppleton, parking & traffic congestion. The board has been in regular communication with the developer to avoid as many issues as possible
- Suggestion to get Jim at A-Plush something when he retires
- The covenants and various violations were discussed
- Mail theft & locking mailboxes were discussed, this would be costly and all homeowners may not want them. Tony suggested that major repairs or replacement is the homeowners responsibility. If all parties in a shared mailbox agrees to upgrade to a locking mailbox, then submit a request & plans to the mailbox at Springridgehomeowners@yahoo.com and the design review board will review. A tab has been added for minor repairs, which are handled by the HOA on the SpringRidgeOmaha.com website
- Retirees have met a few times, there are about 9-10 couples and they have good suggestions
- There is no sound wall planned on 180th St once expansion begins. The 12 homeowners this affects are getting a petition started and would like HOA support. The board them to send an email summary to HOA mailbox which is listed above. Suggested they get the Ridges involved. Go to KeepOmahaMoving.com for more information on the 180th project.
- Suggestion we get 3 month & 6 month cd's to try and earn some money now that interest rates are higher. We will determine how much if any we invest and check with our banker.

Next Semi-Annual Meeting – TBD in October