

SPRING RIDGE HOMEOWNERS ASSOCIATION

Tony McLaughlin, President
Rich Hellyer, Vice President
Patti Zeis, Treasurer
Shane Synowiecki, Asst Treasurer
Anita Van Ert, Secretary

BOARD MEETING MINUTES 5:30pm - August 5, 2024 HyVee 180th Pacific

All Board Members were in attendance

President - Tony

- The May minutes were approved via email prior to the meeting
- Landscaping maintenance has been a challenge – Nico has been out of town and forgot to tell someone to maintain the beds, he said we will get a free service and he will get someone out. Tony has bought Round-up and he will take care of the Nutsedge in the Shadow Ridge bed
- Covenant violations – there seem to be more than ever before. Lots of letters, we discussed the yards and driveways in disrepair. It was determined Article 1 Restrictions and Covenant #15 applies.
- The Covenant Violations policy will be updated by Tony, the last update was 2/14/22. The board will develop a table with applicable assessments and hopefully have that ready to mail at end of year
- Potential MUD Issue – our MUD level payment more than doubled. Tony and Patti are working through this, most months shows no usage, while Oct of 2023 was very high on water. Seems our meter is not working

Vice President - Rich

- The No Trespassing Signs were replaced at no charge, the spelling is now correct

Secretary - Anita

- There is one hazardous tree that will be addressed by Sunworks at 1813 S 179th. There was a recent wind storm on 7/31. As trees are reported we will address to determine if they are hazardous to people or property and get bids where needed

Treasurer

- All financial updates through 7/31/24 were approved via email or at the meeting. The checking account ending balance on July 31, 2024 was \$28,375.01. The beginning balance January 1, 2024 was \$3,777.05. We have \$20,577.62 in a certificate of deposit, interest is included. The CD renews on 12/1/24
- Outstanding dues are owed by 13 homeowners
- McGrath North HOA Seminar – Patti attended this seminar and brought to our attention that a law that was put into effect in 2020 for CTR – Corporate Transparency Act has a 12/31/24 deadline for filing FinCEN, and may apply to our HOA, Tony and Shane are looking into this

Asst Treasurer - Shane

- There are no updates on the electrical upgrade proposals

Other Business - Anita

- There have been several reports of stolen mail. This is a personal responsibility of each homeowner. These are all preventable if mail is checked every day and mail is not left in the box overnight. Other solutions, mail can also be put on hold for up to 30 days or an individual can ask a neighbor to get their mail. Tony and Shane will speak to Dave Mueller (who rebuilds and repairs our brick mailbox enclosures) to see if he is aware of affordable options, as we want our mailboxes to remain consistent in brick enclosures throughout the neighborhood. The board is open to ideas from residents

Next Meeting – September 16