



# 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

#### JULY 28, 2022 BOARD MEETING

#### Virtual Meeting

#### President's Report:

2022 Landscaping discussion items:

- The board will continue discussions with A Plush Lawns regarding a 3-year contract in the fall.
- A&A Greenscaping was awarded the bid to maintain the HOA landscape areas – the work will be done for a flat rate of \$80/month.
- Recommendation regarding the trees on the Spring Ridge Drive entrance that are in distress was to trim away the dead branches from the Oaks in the Island at 180<sup>th</sup> and Spring Ridge Drive and to trim the Oak trees at the 178<sup>th</sup> and Pacific entrance. The work was awarded to Enfield's Tree Service for a fee of \$385.
- Damaged fence posts: a neighbor reported that their fence posts had been damaged by mowing in the common area. Although the landscape contractor did not believe that their mower caused the damage, they agreed to make payment toward the repair of the homeowner's fence.

#### Vice-President's Report:

Covenant Violations: no current issues with non-compliance other than one issue related to a damaged screen for trash cans that has not been repaired. The homeowner continues to explore alternatives to screen trash cans that are not stored inside the garage.

#### Treasurer's Report:

- As of 6/30/2022 the balance in the American National Bank account was \$41,485.29. The account balance as of 5/31/2022 was \$38,226.29.
- Budgeted expenses for 2022 are \$35,330; we have incurred expenses totaling \$15,111.81 YTD.
- Late fees and interest will be charged on 2021 delinquent dues. Beth at PJ Morgan will mail an invoice on delinquent 2022 dues in the coming days.
- Financial reports were reviewed and approved by the Board.

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

- Recommendation that the board set aside time to review HOA Covenants and By-Laws in depth to ensure that no edits are required.

### **Secretary's Report:**

- June Board Meeting minutes were reviewed and approved.

### **Member at Large/Other Business:**

- Directories: directories were delivered to all HOA residents by the Kaarlgard family. The directories contained an insert reminding homeowners of key covenants, including a reminder that improvements/changes to the exterior of a home requires approval prior to work starting. It has been noted that we have had a few homeowners complete painting or other projects without approval.
- Continued discussions regarding posting "No Trespassing" signs near the entrances of the common areas. We have pricing of \$300 each for custom signs, plus \$40 per pole, or \$55 each for a more generic sign, and \$100 per pole. No request for approval for expenditures related to signage was requested during the meeting.
- Umbrella and Liability insurance – board is asking for quotes for this insurance as we prepare for renewal in the coming months. PJ Morgan suggests \$3 million liability insurance for all HOA's, SRHOA currently carries \$1 million in liability coverage and a \$2 million umbrella policy. This has been in effect for several years.
- Fall social event: a fall social event for SRHOA families is under way. Volunteers and donations will most likely be appreciated – more details to come.