



SPRING RIDGE

HOMEOWNER'S ASSOCIATION

Pat Hays, President
Barry Gideon, Vice President
Wendi Elliott, Secretary
Tony McLaughlin, Treasurer
Dave Olander, Assistant Treasurer
Colton Heller, Member at Large

MINUTES

NOVEMBER BOARD MEETING

ZOOM MEETING

6:30 p.m.

NOVEMBER 10, 2020

Secretary's Report:

Review of meeting minutes from the October 22 Semi-Annual Homeowner's Association Meeting.

Review of September Board Meeting Minutes – minutes were approved via email

Treasurer's Report:

Tony was unable to attend the meeting. He has forwarded financials via email and is awaiting review and approval by all board members.

Assistant Treasurer's Report:

No new business

Vice-President's Report:

No new business

President's Report:

Welcome to Dave Olander, new board member and Assistant Treasurer.

Discussion of Lawsuit filed in Douglas County Small Claims Court on October 30, 2020:

Plaintiff: Allen Shoemaker

Defendant: Spring Ridge Homeowner's Association

Mr. Shoemaker has filed suit in Douglas County Small Claims Court alleging that "the Spring Ridge HOA Board has spent HOA dues outside the neighborhood improving a traffic island in an adjacent neighborhood." The complaint further states that "We have told them we do not want to pay for this work but have been told that they do not care."

Mr. Shoemaker is seeking compensation in the amount of \$3,600.00. In the past, Mr. Shoemaker has voiced his opinion that the Homeowner's Association should not plant annuals in the island, and his primary complaint is the island located at 178th and Pacific Streets. This island contains a stone marker as the entrance to Spring Ridge, and is landscaped with plants and trees.

- Barry Gideon spoke with Spring Ridge resident and former Washington County Attorney Pat Tripp to ask for advice and information regarding this proceeding. Mr. Tripp shared that no attorneys are present in Small Claims Court; the judge hears the facts and makes a judgement. Mr. Tripp stated that Small Claims cases are capped at compensation/damages of \$3,600. Barry has provided copies of the Covenant language to Mr. Tripp for his review, particularly Article 2, Section 3B.

Information compiled since learning of the lawsuit:

- The Board has documentation of the approval to place the Spring Ridge entrance sign at 178th and Pacific in 2003.
- Covenants for review
- Documentation of spending at the entrance going back a number of years, including the time that Mr. Shoemaker was President of the HOA Board of Directors.
- Budget reviews and approvals by Homeowners during open meetings

How should the Board respond to the petition?:

- Tony McLaughlin contacted Small Claims Court and was advised that we do not have to respond to the complaint. The Board feels that our best option is to file a response.
- Barry Gideon has proposed that we compile a response document with bullet point information

At this time, the Board does not feel that it is appropriate to file a counter-claim or to request that the hearing be moved to Circuit Court, but may revisit this as an option.

Due to the ongoing pandemic, the hearing, which was originally scheduled for November 23, 2020 will take place on January 12, 2021.

Other Business:

Neighborhood events: Pat would like to include Beth McGregor in future meetings regarding planning neighborhood events.

Holiday Decorations: last year, members of the board put up the wreaths and lighted trees at both entrances about 2 weeks before Thanksgiving. A Plush will put the lights on the trees.

Covenant Violation Letters: Questions regarding letters notifying homeowners of Garbage Can violations or other violations. Do we always send a second letter? The initial letter to the Homeowner notifies the Homeowner that the Board should be contacted regarding resolution of the violation. The Board does not follow up with the Homeowner to ensure compliance.

Barry Gideon serves as the liaison between the Board and PJ Morgan, who sends the violation letters out at Board request. He provides the property address and information regarding the violation after the Board has reviewed the violation. The Board reviews violations when we receive a notification in order to vet and notify the Homeowner in a timely manner.

The Board wants to ensure that we are applying consistent enforcement of covenants. Wendi will forward an email outlining the process previously agreed upon by the board and we will review at the next meeting when Tony McLaughlin is available to attend.

The meeting adjourned at 8:10 p.m.