

The Ridge Homeowners Annual Meeting Minutes

March 23, 2016

Call to order: 7:05 pm

HOA Members Present: 19

1.) Financial

Copies of 2015 actual budget and 2016 proposed budget were distributed. Questions regarding the size of the reserve amount were discussed. Lift station pump maintenance, pump replacement, trail upkeep and landscaping were identified as key reasons for the reserve. The last major pump station incident was in excess of \$20,000. A motion was made to authorize the purchase of a spare pump to “keep on the shelf” and was approved by a majority vote. Discussion of adding an automated call service at the pump station was left open for proposals.

2.) Communications

Proposal was made by HOA member to create a new, interactive and private website. It was agreed by majority vote to move ahead with this project. In the meantime, a concerted effort would be made to complete and validate The Ridge database with names and active email addresses. An HOA member volunteered to go door to door at addresses where no email address was listed in the database.

3.) Amending Code of Regulations / Deed Restrictions

Method to amending key documents was reviewed as well as the failure of Amendment 1 to attain 2/3 of lot owner approval.

4.) Walking Trail Update

There will be one Spring and one Fall cleanup of the walking trail. It was again agreed by majority that trail expenses should be kept at a minimum while continuing to satisfy the requirements established with Monclova Township. HOA members were reminded that the walking trail and adjacent property belongs to the HOA and that the dumping of yard waste or storage of personal property in this area is prohibited.

5.) Other Issues

Two ideas were presented by HOA members: (1) a second Ridge entrance sign on the south side of Winding Ridge and (2) a Ridge residents block party. No details were provided.

6.) 2016 Officers

No names were nominated nor did anyone volunteer for any position. Darin Vonlehmden (president) and Dennis Mortemore (secretary) agreed to continue in 2016 until replacements can be found. Brian Farnan's (treasure) two year term ends in 2017. Currently the VP position remains open.

Meeting adjourned 8:55 PM