

LAKE RIDGE HOME ASSOCIATION  
BOARD OF DIRECTORS  
JANUARY 16TH, 2017

PRESENT:  
TOM ANDERSON  
FRANZ STANGL  
TYSON BROWN  
ERIC HAYES  
DAVE JENSEN

GUESTS:  
NADINE HEROLD  
MARK MERCER  
BILL & SHAUN STEEBY  
GERI HARTLEY  
DAVE DETJEN  
APRIL DROGE  
KEN FORST  
ALAN ROSE  
BRAD HILLRICHS  
JAN WILEY

President Anderson called the meeting to order at 7:00 p.m.

A motion was made by Stangl to approve December minutes and financials, seconded by Hayes, motion carried.

The parking lot steps are on the verge of needing replaced. Tyson Brown is looking into the cost for replacement and will report back to the Board for decision next month.

The Board announced that a lease extension has been agreed upon and signed by The Board and J.J.&J. adding 10 additional years to the current lease agreement. There is an opt-out clause built in for the final 5 years that must be decided on by J.J.&J. by November 1, 2024. If the opt-out option is taken J.J.&J. would remain in place for up to 18 months following that date.

The Board agreed to a 4% charge on all credit card transactions for paying HOA dues. This will be communicated to the residents via The Scoop and approved minutes.

A motion was made by Stangl to approve the renewal the Chamber of Commerce membership, seconded by Hayes, motion carried.

The Board discussed the status of the search for a tenant for the bar & grill. Aside from a few inquiries there is nothing noteworthy at this time.

Brad Hillrichs provided an update on all new construction projects. Plans for completion are now in place for completion of all properties.

Ken Forst provided an additional update on the lease agreement with J.J.&J. He also discussed the status of the bridge on #13 and the plans to repair. The Board would like to make this a top priority as the condition of the bridge has become dangerous to continue use.

Geri Hartley discussed 2017 pool plans. The Board informed her that home owners will no longer be required to pay for pool passes, as those would now be included in their annual dues. Families will still need to have pool passes, provided at no cost. Hartley would like to have a hired employee for Friday, Saturday and Sunday evenings to collect dues. The Board will explore options and address this closer to the pool season.

April Droge provided an update on the playground. Sales tax of \$1050 is due to complete the purchase of the new playground equipment. Geri Hartley is going to look into special project tax exemption, if this is not possible the Board agreed to pay the additional sales tax in order to purchase the new playground equipment.

A motion was made by Hayes to approve the use of HOA funds to cover the additional sales tax of \$1050 for the new playground equipment, seconded by Jensen, motion carried.

The Board continues to explore options for providing power to the pavilion. As of right now the cost to accomplish this project seem to far outweigh the need and/or benefit for taking this project on.

With no further business to address the meeting was adjourned at 7:55 pm.

Submitted by  
Dave Jensen, Secretary