

LAKE RIDGE HOME ASSOCIATION

BOARD OF DIRECTORS

MARCH 26, 2018

Present

Tyson Brown

Bill Steeby

Dave Jensen

Steve Beaman

Deb West

Guests

Mark Mercer

Alan Rose

Jan Wiley

Sherman & Nadine Herold

Denny & Donna Tryon

Meeting called to order @ 1900

Financials and previous month minutes reviewed

-Dave Jensen motioned to approve financials and minutes, Bill Steeby second the motion, motion carried

New Business

-Election of Board duties

Dave Jensen motioned for Tyson Brown to be President, 2nd by Bill Steeby, motion carried

Dave Jensen motioned for Bill Steeby to be Vice President, 2nd by Tyson Brown, motion carried

Bill Steeby motioned for Dave Jensen to be Treasurer, 2nd by Deb West, motion carried

Dave Jensen motioned for Steve Beaman to be Secretary, 2nd by Bill Steeby, motion carried

-H2O heater was replaced at a much lower cost than anticipated.

-Roof or A/C Duct work on roof is leaking, will get a contractor on site to correct.

-A lot owner offered to give 2 lots to the HOA, Board members discussed and agreed that is not in the HOA's best interest to take on additional tax burden.

-Road maintenance plan discussed, Denny Tryon presented the list of priorities. Letter attached.

-Dave Jensen motioned to move April's Board meeting to April 23rd due to scheduling conflicts, Bill Steeby 2nd, motion carried.

Old Business

-Old business was not discussed due to it being presented on March 25 at the annual meeting

Committees

-Pool - We are still looking for someone to volunteer to assist with maintaining the pool.

- Fence repairs and eliminating grass inside the fence were deemed necessary, cost estimates will be obtained.

-Golf -Concerns over restroom cleanliness were discussed as well as golf carts that are unable to make it up the hill by the 5th hole. Board agreed to discuss these issues with Great Life POC.

Other Business

-Mowing contracts were discussed to ensure that the bidders are aware of expectations and the award process was fair.

-Downstairs women's restroom in clubhouse has problems flushing, discussion on whether this is a HOA issue or Great Life issue. Board will ensure the problem is fixed and discuss with Great Life POC.

Meeting adjourned at 1930

March 25, 2018

To: Lake Ridge board of directors

From: Denny Tryon

Subject: Annual road work report of progress

I met with our contact from Vance Brothers last Friday, 3- 23. We viewed the areas of concern that need work this year. Listed below, they are:

- Chicasha Circle. Asphalt material and chip seal needed.
- Lake Ridge Pkwy. From Cherokee to Chicasha Circle needs chip sealed.
- Ridge View Dr. needs chip sealed.
- Crescent Rim from Lake Ridge Pkwy. Needs chip sealed.
- Shawnee Lane from no. 6 cart path to, and through, the cul de sac needs some repair and chip sealed.
- The newer patch of asphalt, in front of West's home, will be repaired at no charge.

Vance Bros. should have their estimate of costs to me within a week. Then, we will determine what work will be done within the budget. Also, my intent is to hold back 2-4,000 dollars for any emergency road work to be done throughout 2018.

Estimated time of work for the asphalt portion is May. The chip seal work would be July. Obviously, weather factors in.

On Shawnee Lane, the southbound road area, by no. 6 cart path, has had a long history of being soft, and continues to sink. Tyson Brown will submit a bid to cut out the soft area and concrete to make a permanent fix.

I have purchased a few bags of pothole patch and will use it soon for the small places that have appeared.

Thank you,

Denny Tryon