

Lake Ridge HOA

Association

Board of Directors June 15, 2020

Present

Darryn Gillihan
Tanner Wittman
Deb West
Steve Beaman

Guest

Danette Newton & daughter
Mark Mercer
Denny & Donna Tryon
Selby Stultz
Alex & MARRISA Baker

Meeting called to order 7:00 pm

May financials and minutes reviewed

Deb motioned to approve and Darryn seconded, motion carried

New Business

- Review and up date 2 Chefs contract
After review we still have a few months left. The board will start working on the wording of a new contract.
- Pool liner replacement
When Neal went to open the pool this year he was surprised to find no water. Some time last year the liner failed so he gave us a quote of \$3100 for a new liner and \$1400 to install. Steve made a motion to except his bill and go ahead Darryn seconded, motion passed.
- Selby Stultz wants the HOA to purchase a sump pump unit to aerate 14 pond and possibly reduce the algae build up. He has information that we could buy for around \$500.00 including running the electrical line from his patio. Selby is willing to pay for the electricity to run the pump. There is a solar one for around \$576.00. Selby will send the link so the board member can research it further.
- Removal of the cottonwood tree overhanging the north fence line of the pool to cut down on debris falling into the pool before we get the new liner installed. The bid Brown's gave us was \$4950.00 to remove and stump out the tree. Also trim up the mulberry / elm tree on the west side. Deb made a motion and Steve seconded... motion passed.
- Selby also wants the HOA to purchase grass carp to put in some of the ponds. Steve will call for more information.
- Lots S064 & S065 are currently owned by Tony Baile. He is many years past due on his dues and the lots will soon go back to the county for taxes. Alex & MARRISA Baker can get these lots from

the owner in order to build a new house. They would like the board to wave the past due charges so they could pick these lots up quickly rather than waiting on the county auction. Deb made a motion to charge them for 2020 dues only for a total of \$460.00 Darryn seconded and the motion passed.

- Roads

Tyson Brown gave a verbal to Denny for \$3200 to finish the repairs to Kiowa Dr. the gravel continues to wash out. The board would like a official written bid and then they will approve.

\$45000 is to be spent on the roads this year. Vance Bros will be here Wednesday 17th to start chip & sealing.

Denny would like the HOA to purchase a pole saw.. to help trim the trees along the roads when needed. For around \$750.00, the board wants to hold off because of the liability. The board wants to maybe get quotes from tree trimming vendors.

- Lot Q032 is owned by Ron Beaman. He no longer wants to own this property and wants to quick claim deed it back to the HOA. The lot is across from the park and could be used for the car show and 4th celebrations. Darryn made a motion to except with Tanner seconding.. Motion carried.
- S Miller & K Newton are having issues over vacant lots that the younger Miller son is tearing up with a 4 wheeler. The Miller are also dumping tree branches on these lot. Newton has been working on the gravel road and placed big rocks to stop anyone from damaging the area. Sounds like the Millers are not happy and the Newton want the board to be aware of this issue.

Old Business

- Ponds on 13 and 4 are scheduled to be repaired by the end of June.
- Steve has put up traffic signs in the areas needed
- An email has been sent to Rick Farrant concerning the tree branches and trash debris behind to golf cart storage building.

Meeting adjourned 7:48