

Lake Ridge HOA

Association

Board of Directors March 15th, 2021

Present

Deb West

Darryn Gillihan

Steve Beaman

Bryce Loyd

Meeting called to order 7:05 pm

February financials and minutes were reviewed

Deb motioned to approve and Darryn seconded, motion carried

Guest

Mark Mercer

Geri Hartley, Denny Tryon

New Business

- The new contract with 2 Chefs has been signed but they are still waiting on a new liquor license.
- A proposed 2021 Annual meeting will be a drive thru. Residents can stay in their vehicle and ask questions in the parking lot of the restaurant. Board members will show up at 12:00 to set up. Ryan will probably be open so if it rains the meeting will be ran out of the HOA office.
- A resident called about speeding cars driving down Rock Creek Dr. They are wanting the Board to put in a speed bump. The board chose to hold off at this time.
- Steve wants to install a STOP sign at Kiowa Dr and Lake Ridge Parkway. Darryn motioned and Steve seconded the motion and it passed. Mark thinks he has an old sign at home and Steve will look at work.
- Also Bryce thinks that we need a NO OUTLET or DEAD END sign on Lake Ridge Parkway because there is not a turnaround at the end and people keep going that way. Bryce will do some pricing.
- PPL Loan: Bryce is interested in the Board applying for a PPL loan to help with utility expenses. The deadline is March 31st. Bryce will check with the bank and apply.
- We got a bid from a surveying company to figure out where the road needs to be on Ottawa CT. Its \$700 - \$1200. Darryn motioned and Bryce seconded to except the bid and the motion passed. Todd Hurd will bid the dirt work and tree removal along with either putting down gravel or asphalt millings.
- Community Building Steering Committee wants the office to mail out a form to start filling positions on the new committee. Geri Hartley will head this committee and will hopefully have 8-10 members.

- Mowing bids: The HOA received three bids this year. Miler - \$4500, Wege - \$6500 and Pulsipher – \$5450. The board wasn't happy with C Millers work last year. He didn't seem interested in getting the job done on a timely manner and Darryn had visited with he a few times on issues the board was concerned with. The board also feeling that they would like to stay with local contractors and were familiar with K Wege. There was a motion to take Wege's bid and The motion carried. Mark will contact vendors and let them know.
- Darryn brought a new bid in for partial floor replacement \$9800. But he's not sure what area its for. The board wants to wait because it will take Monday- Friday to pull up and replace floor.
- This would mean the restaurant would have to be closed. They want to visit with Ryan first.

Old Business

- Roads. Denny confirmed that Mericrete has completed the road in front of the Unruh home.
- Ryan is looking into constructing a wall to extend the kitchen area that will possibly hide the extra catering equipment. Relocate the juke box and speakers to face north. Tyson and Bruce will donate the supplies and labor. The board will have Brad Hillrichs inspect construction to pass code.
- Bids to replace the restaurant floors were submitted by the entertainment committee. The bids ranged from \$15,000 to \$19,500. The board is interested in just doing the tiled area. Steve will get a separate bid for it and allow for the wall that is scheduled to put in to separate the kitchen area from the bar.
- Board ok'd a bid of \$350 to buff and clean the bathroom and hall floors downstairs. This job was also completed 3/15/2021
- Tanner has a bid of \$100 per 4'x8' fence sections and Tanner has permission to purchase what it will take to put a fence in front on the cart path.
- We still need bids on the guttering on the south side of building damaged by Great Life.

Adjourned 8:37