

Lake Ridge HOA

Association

Board of Directors August 16th, 2021

Present

Franz Stangl

Darryn Gillihan

John George

Tanner Wittman

Guest

Mark Mercer

Allan Rose

Brandi Lee

July financials and minutes were reviewed

Franz motioned to approve and John seconded, motion carried

New Business

- The board wants Mark to call and find out how to purchase the chemical to treat thistles. Mark called the chemical is around \$25.00, payable to Jefferson County Auxiliary, the board decided to hold off till next spring.
- Brandi Lee brought to the boards attention the abandoned house on Seneca Lake. She has been mowing it and no longer wants to. The board will have Mark add it to the mowing that Wege's do and pay \$40 extra each time. Mark emailed Penni Wege. She's called the county trying to condemn it for health reasons, but the county says its ok. She says it's a public nuisance and has contacted the city of Ozawkie. She is going to file it with the city and let the board know what happens. Our lawyer says the county won't condemn it. Brandi will send the office a list of complaints. Franz wants to write a letter to the City Council.
- Release valve bids were discussed. Franz motioned and Darryn seconded to take the \$1150 bid to install the valve from Greg Pukach (785) 806-5015.
- Notes from the meeting with the lawyer about liens and property taxes were reviewed. Franz will take the information by, that we collected regarding the back dues and delinquent taxes owed on the top 18 land owners. The board is thinking that land owners could quick claim deed their lots back to the HOA to cover the back dues owed and they are hoping that the lawyer can get the county to write off the back taxes. Then the board will try to sell the lots to recover our lost money. Ken Weaver already has deeded his two lots M072 & M073 back to the HOA. Unfortunately he owns \$2500 in back taxes.
- Eric Simpson is replacing his shed that burnt down earlier this year. He will put it in the same area as the old one. The Board approved.
- The Spaeth family sent an email concerning the maintenance and up keep of a property near 6466 Rock Creek Road. The board has requested that they come to the next meeting to give a little more information.
- PrePay Propane contract for this fall . Franz made a motion to purchase 1350 gallons @ \$1.75 a Gallon, Tanner seconded and the motion was approved

Old Business

- Tyson measured the cart path at 303' and 318'. The board will visit with Rick @ Great Life to see if he will help out with dirt and grass/sod. Franz motioned to approve bid and Darryn seconded, motion passed to have Mericrete install a 318' cart path to connect the 9 hole tee boxes to existing paths. Franz has checked with Tyson and he's very busy right now.
- Signage: Lake Ridge Parkway is in need of Stop signs to slow traffic. The board has decided To order signs to put a 3 way intersection at LRP and Cherokee Lane. Mark will get the signs ordered. Franz motioned and Darryn seconded, motion carried. The u channel post came in the wrong size. Mark will send them back and reorder.