

Lake Ridge HOA

Association

Board of Directors September 20th, 2021

Present

Franz Stangl

John George

Tanner Wittman

Guest

Mark Mercer

Emil Spaeth

August financials and minutes were reviewed

John motioned to approve and Tanner seconded, motion carried

New Business

- Last month Lake Ridge had golf course property listed in the Independent news paper as past due from 2018 & 2020 for the amount of \$21000 ish. Mark contacted JJ & J's bookkeeper to let them know. Darryn was going to call Rick Farrant to see where they were at on this issue. Rick apologized and got the issue taken care of. JJ & J are paid in full thru 2020.
- Residents are complaining about trees overhanging on Rock Creek Dr. The Board will have Mark call Kendrick to price removal of trees from Ridgeview Dr west on Rock Creek Dr. and how long it will take to finish job.
- The board is addressing the signage issue again. Franz wants STOP AHEAD signs ordered for Lake Ridge Parkway, to put 30'-40' before the new STOP SIGNS. Mark will order two more posts and Two STOP AHEAD signs. The Board also wants Mark to call the Highway Dept to see if we can rent electronic digital signs to warn residents of the new stop signs.

Old Business

- 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.
- 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.
- 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. After talking to the attorney and doing a search on Weavers property he discovered that these two properties are in Ken and his ex-wife's names. Linda will need to deed the property over to Ken before he can deed to us. Franz will try to get a hold of Linda Dienes.

- Emil Spaeth spoke about his concerns surrounding the maintenance and up keep of a property near 6466 Rock Creek Road. It looks like the property is owned by Jefferson County. The board will research this issue. Franz isn't sure how much pressure needs to be given to the county to do anything concerning lots. Emil is willing to cut down three large cottonwood trees that are one of his main issues.
- Tanner and Mark will install the final ceiling fan in the restaurant and grind off the posts sticking out of the concrete in the pool area Tuesday night.

Meeting adjourned 8:00 pm