

Lake Ridge HOA

Association

Board of Directors November 15th, 2021

Present

Franz Stangl

John George

Tanner Wittman

Darryn Gillihan

Guest

Mark Mercer

Brad Hillrichs

October financials and minutes were reviewed

Darryn motioned to approve and Tanner seconded, motion carried

New Business

- Mowing bids – the board is to putting together a list of notable areas and implement stricter guidelines to attach to the bid requirements. We did not receive any bids by the deadline so Mark will again put it in the newsletter and finish the guidelines.
- The HOA Office will be closed Nov 18th thru Nov 25th. Mark has stopped the mail and will give the keys to Franz.
- Franz met with Rick Farrant on the issue with the lake pump that was damaged during the last flood of the lake. Franz wants Rick to meet with Bob Johnson and the water board on this. The water dept has spent a lot of money and time repairing the electrical and has located the damaged pump.
- Tyson Brown has applied for a detached garage permit. He wants to build a 30' x 40' garage. Lake Ridge rules state any detached garage can only be 30' x 30' or 900 sq ft in size. The rumor is that the county has lifted their size rules so Franz will make a call to verify. Tyson didn't specify the roof pitch with his drawing so the board has questions and Tyson could not make the meeting. Mark will put on the agenda for the next meeting.
- There is a small drain pipe leak in the men's bathroom. It looks like its coming from the ice machine. Franz says he will look at it to see if he can figure where the water is coming from.
- Street signs: Franz and Mark put up the new street signs on Thursday and by Friday two were removed or destroyed. The board decided to take out stop and replace with a yield sign and not replace the other stop sign. They also talked about other solutions to remind people of the presence of the stop sign such as painting the road. Maybe put up cameras to find out who's vandalizing them. John wants to remind residents why we chose to install them in the first place. John and Franz wants to go door to door and visit homes to survey their feelings.
- Darryn motioned to accept the snow removal bid and John seconded it. The motion carried to accept the bid which will remain the same as last year.
- Annual Christmas Dinner: the board wants a sit type dinner after January.
- Franz also wants to maybe raise HOA dues 3% in the future.

- Ron Dodge is willing to replace Denny Tryon when he steps down from the road committee. The board thinks he can shadow Denny next year to familiarize himself with the road duties.

OLD Business

The trees are done on Rock Creek Dr and the street signs are installed.

Meeting adjourned 9:15 pm