

Lake Ridge HOA

Association

Board of Directors January 17th, 2022

Present

Franz Stangl
John George
Tanner Wittman
Darryn Gillihan
Bryce Loyd

Guest

Mark Mercer, Geri Hartley, Tammy Brown
Jeris Anderson, Kevin Wege, Dave Remont
Dan Moore, Allan Rose, Denny Tryon
Julie Forest, Judy George, Nadine Herold

November & December financials and minutes were reviewed

Franz motioned to approve and Darryn seconded, motion carried

New Business

- Mowing bids – the board received three mowing bids this year and will meet again in an executive meeting to discuss which one they will except.
- Dan Moore bought 6 lots from the county in 2021 and was present to ask the board's permission to build a spec home on lots on Choctaw Court. He has financing available and plans to build a home valued around \$250,000. The board was concerned about it being vacant while it is on the market but feels that it should sell fast like the homes in the past have. They also shared their concern about the upkeep on the property while its vacant. Dan will be the general contractor with his son helping with the build. Franz made a motion to approve and John seconded, the motion was approved. Dan will apply for a permit in February.
- July 1st will be the date for the July 4th celebration.
- Franz is working on the 2022 budget and he should have it ready by February's meeting.
- Roads: Denny has asked for \$60,000 this year for the roads budget. Denny did order 3 loads of AB3 to be put down on Cliff Drive and I applied it to last years budget. He says he came in preety close to budget for 2021. Denny asked about updating some stop signs because they are worn so bad you can't read them. He wants to order five and maybe keep a few on hand. Denny will also get a price on installing a speed bump on Lake Ridge Parkway as the sign we installed was removed over night. The board also agreed to raise the height of the stop sign by Dave Remont's to 8' tall because visibility is not good.
- Residents are concerned with some of the recent content posted on the Lake Ridge Community FACEBOOK page. Residents are wanting restrictions put on the restaurant manager as to what they can post or maybe take that privilege away.
- Lake Ridge Rules and Regulations need update with the county. Our paperwork expired 2020. John wants to enforce rules by sending letters and fining residents. John also wants to visit the county on the vacant house on Seneca Lake. Darryn agrees to see county commissioner.

The board members will meet to decide who will go to the court house.

OLD Business

- 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.

Meeting adjourned 8:00 pm