

Lake Ridge HOA

Association

Board of Directors February 21st, 2022

Present

Franz Stangl
John George
Tanner Wittman
Darryn Gillihan
Bryce Loyd

Guest

Mark Mercer, Geri Hartley, Nadine Herold
Deb West, Scott Simmons, Judy George
Denny & Donna Tryon, Brad Hillrichs

January financials and minutes were reviewed

Franz motioned to approve and Darryn seconded, motion carried

New Business

- The 2022 budget is balanced within \$1000. Denny with the roads agreed to lower the amount this year to around \$30,000 so the board could balance the budget. But next year the roads budget will probably return to \$55,000-\$60,000. The board will need to raise dues next year. John made a motion and Franz seconded to raise 2023 dues 10% to \$253.00 a lot. With the cost of asphalt and cost of living going up they felt it was time. The motion carried.
- Scott Simmons is interested in purchasing lots U022 & U023 owned by Tony Baile. Mr. Baile is currently past due around \$8200 with us and \$3500 past due with the county. Scott is asking the Board to forgive part or all of the past due dues. Franz made a motion to forgive \$6000 at the time of applying for a building permit and viewing of the plans. John seconded and the motion carried.
- Restaurant Closure: Franz has a questionnaire for anyone who's interested in the restaurant. The HOA will need the Facebook password at the time of closing. The Board has let 2 Chef's know that they are not interested in the inventory that they owed from the last contract. The Board chose Franz as the lead Board Member going forward with new renters.
- The Board discussed that the HOA needs a Compliant Officer to help maintain the enforcement of Bylaws that are being broken.

OLD Business

- Denny has a quote on speed bumps for around \$300 each. Mark will contact our insurance company to see if there is any liability issues that we may be concerned with.
- 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. John & Franz agreed to see county commissioner. Mark filed the updated paperwork with the county and the 2021 taxes have been signed and mailed to the State and IRS.

Adjourned 8:09 pm