

Lake Ridge HOA

Association

Board of Directors

September 19th, 2022 6:58 pm

Present

Franz Stangl

Bryce Loyd

John George

Geri Hartley

Tanner Wittman

Guest

Mark Mercer, Brandon Fleming/ Tara Urich,

Allan Rose, Denny Tryon, Dan Barrett

Brandon Leander, Danette Newton & 2 guests,

Scott & Wendi Stanley, Brad Hillrichs, Judy George

August financials and minutes were reviewed, Mark fixed a typo and Geri motioned to approve and Bryce seconded, motion carried.

New Business

- Vance Brothers should be here mid August.
- Liens: Geri wants a better legal description of lots and interest noted on Affidavits. Mark will try to look up lots on the county website.
- Pool Pump motor was making loud noises this summer, Neal with 4 Rose Pools feels the motor is going to fail so he took it off and gave us a quote for a new motor only installed for \$605. The board wants Mark to check what the warranty would be and when we should order it.
- Tree trimming on Crescent Rim and Timber Lane was on hold for now but since last month's meeting a large tree dropped across the Crescent Rim and the trash truck company called to complain about it. Mark got a quick bid of \$200 and it was removed. We now have a new bid to trim the southeast corner of Timber Lane back to the fire hydrant of \$425. Franz motioned to approve and Geri seconded it, motion was approved. We also had the tree trimmed on Shawnee Circle that the school bus complained about for \$399.00. Geri and Franz want to look in to billing residents for tree trimming when possible.
- Tara Urich and Brandon Fleming are owners of lot S053 on Miami Lane. They are concerned about the water run off across their property. They feel that the neighbor (Kevin Newton) Place rock on his property and the Urich property and is forcing the water to erode their property. They are also claiming that Newton trimmed trees on their property, Newton says the tree fell across his property and he cut it up and stacked it. Urich had the lot surveyed and knows for sure where their property lines are. Urich / Fleming feels that Newton should move the rock and put it on his own property. Fleming has come to the board asking for a letter stating who's at fault so he can give it to his attorney. Franz told him that it was not the HOA's problem and that he needs to visit with the Newtons to solve this issue. Franz also said that he would meet with Kevin Newton about the rock. The board will go as a group to assess the situation and get back with Brandon Fleming.

- Scott Stanley is here to apply for a building permit. He wants to build on the Track property that the past board gave him with a variance for his pool. The building will be bigger than 2400sqf and is very close to the tornado siren pole. Scott is willing to move the pole if necessary. He says that the building price will be around \$250,000. Franz wants to walk the area to see if the board needs to issue another variance. The board will table this until they get more information and then schedule an executive meeting.

OLD Business

- The dispute between the Simmons builder and the board over the Johnny on the job that was required on the premises is settled as they installed a unit in August. There is still an issue with the builder not wanting our inspector on the property. He has posted no trespassing signs and put up trail cameras. Franz is planning to go over with Brad for the next inspection, which will be on plumbing and wiring prior to insulation and sheet rock.

Entertainment Committee:

Country Home Café has hired bands for Halloween and New Years Eve.

Adjourned 7:51