

Lake Ridge HOA Association

Board of Directors

January 16th, 2023 7:00 pm

Present

Guest

Franz Stangl

Tanner Wittman

John George

Geri Hartley

Denny & Donna Tryon, Brad Hillrichs

Steve Maltby, Judy George, Mike & Sharon Plum

November and December financials and November 2022 minutes were reviewed and Geri made a motion to approve and Franz seconded, motion carried.

New Business

- The 2023 Budget was discussed. The pool house will cost around \$5000, \$900 of which is the cost of the roof. Also we had to replace a furnace last week at a cost of \$4750 so Franz will make the changes. Hopefully the new budget will be approved at February's meeting.
- Annual Meeting will be held March 19th. The HOA will start first at 1:00 pm. Mark will start working on the invites in February.
- Mike Plum's garage permit application request was put on hold until all five board members could be present to vote on it. Plum wants a garage about 2145 sft with decks and overhangs. The board members are concerned it's too big. It's bigger than 80% of the living space of the home. There are pro's and con's both ways. John wants yards clean and neat so he's on board and made a motion to approve but could not get a second, so it was tabled. Tanner wants Bryce's opinion, so the board will try to meet up again soon to discuss motion.
- We received a snow removal bid for 2022-2023 season. Mark text the board members in late December and the board approved. Mark also text the board in December to approve the new furnace bid as to beat a price increase. The board approved the purchase.
- The tornado siren has been moved to the fire department property. Whether it stays there is yet to be determined. Scott Stanley was informed that the siren requires a 3 phase electric hook up. There is only a single phase hook up where it is now. The company that moved it should of checked availability first. They are pricing switching the siren over to single phase. If it can't be switched they will need to move the pole back where it was originally. The board discussed insuring the siren and chose to pass at this time. Franz wants to bring it up at the annual meeting for discussion.

OLD Business

- The south entrance sign is showing signs of damage. Franz pulled off a weathered board and will replace it. He feels that washing it in the spring should do the trick.
- Penry House: John feels the board has the authority to condemn the property. Franz will check with our attorney and the county clerk.

Adjourned 8:09 pm