

**Ridge Haven Property Owners Association
Electronic Meeting Minutes
April, 2021**

This is second electronic meeting of the Ridge Haven POA. Presiding over the meeting were the following Board members:

**Kim Conner – President
Tom Osterhaus – Vice President/Secretary
Lynn Taylor – Treasurer
Jim Bishop
Mel Standen**

1. We finished the updating our By-laws and Standards and Procedures regarding electronic meetings and voting. These can be viewed on our website at “ridgehavenpoa.org”.

2. Committee Reports (See following): Treasurer, Roads, Architectural.

3. Candidates for Office: 36 votes were received for each item, thus meeting the quorum requirements.

A. Approved – Tom Osterhaus to serve as POA President for the 2021-23 beginning 5/1/21.

B. Approved – Mel Standen to serve as Secretary for the 2021-23 term beginning 5/1/21.

C. Approved - Paul Pensiero to serve on the Board of Directors filling Chris Tipton’s term which expires in 2022 beginning 5/1/21.

D. Approved - Lee Sherrill to serve on the Road Committee for the 2021-2023 term beginning 5/1/21.

E. Approved the Minutes of March 6, 2019: See following.

Respectfully Submitted,

**Tom Osterhaus
VP/Secretary RH POA**

Attachments:

RH POA Architectural Committee Report for 2020

1-24-20 Lot #46 LR - Deb Wetmore submitted her final color selection for the exterior of their house. Colors were approved.

5-15-20 Jeff Geddes (Lot #14R LR) requested names and numbers for having a few trees removed.

10-27-20 A plan was submitted by Chris Siemasko (Lot #61 PR) to make improvements to the front of their house. This was approved.

12-16-20 A request was made to build a shipping container house on Fox Ln. This request was denied.

12-31-20 An inquiry by Jeff Gerdes about some trees that were being cut down on Lot #6R LR. This neighbor had permission to remove these trees to open their view.

1-28-21 A complaint by Andy VonCannon about trees that were cut down on his lot (Lot #32R LR). This was settled privately.

3-2-21 Lot #30 LR - Peggy Galloway submitted plans for building a house on their lot. These plans were approved.

Respectfully Submitted,

**Ginny Kolozvari, Chairperson
RH POA Architectural Committee**

Road Committee Report for 2020

First and foremost, we want to thank every resident that has trimmed the road edges and blew leaves out of ditches in both subdivisions this past year! Your efforts have enabled us to keep the road expenditures to a minimum so we can save funds to pay for future repairs and upkeep to our paved roads.

2020Synopsis:

- ◆ Beginning balance of the road account on January 1, 2020 \$8,311.74.
- ◆ Road paving loan payments in the amount of \$1,325.98 were paid on the first of every month to Chris Tipton.
- ◆ In February a snow fall occurred; plowing done by Nathan Emerson; Cost \$420.00.
- ◆ In May, road fees paid by residents were deposited into the road fund account; \$21,580 which brought the total to 33,330.04
- ◆ Chris Tipton moved out of the country in late October so the POA board decided to transfer funds from the POA into the road account to pay off the remainder of the loan; total principal \$28,215.56. There were 22 payments left (\$1,325.98 x 22) totaling \$29,171.56. A savings of \$956 was gained by paying the loan off early. Funds will be paid back to the POA out of the Road Account in 2021 and 2022.
- ◆ In October, weed eating of Fox Lane was done as it was quite overgrown; cost \$350.00.
- ◆ In November Scruggs Asphalt seal coated major road cracks on all pavement in both Panther Ridge and Laurel Ridge.
- ◆ In November we verbally contracted with Carolina Paving Solutions to repair two major pavement problems that will continue to degrade and cause more damage; those spots are near Jim Bishop's house on Panther Gap and on road to the Hill's house on Panther Trace. The quote was for \$4,116. Unfortunately, due to weather delays and previous contracts the company was not able to do the repairs. The road Committee chair contacted them in late February 2021 and was assured we were on their list of to do's in the spring.
- ◆ The ending balance in the road fund on December 31, 2020 was \$24,344.51; some of that money will go back to the POA account due to the loan payoff.

- ♦ **Road fees paid by the residents will be deposited again into the account in April 2021; expected amount \$21,580.**

Future road projects:

- ♦ ***We need residents to serve on the Road Committee. If you have ideas or want to have a say in the repair maintenance of the roads, then this is the way to do it. Pat Powers also would like to step down as the chair. Pat has been the chair for almost 5 years and will gladly stay on the committee for another year while someone else chairs it to ensure a smooth transition. It does not take a lot of time, just some light bookkeeping and planning for future costs and potential major expenses. If interested, please reach out to Tom Osterhaus!***
- ♦ **Clean the roadside drainage ditches of debris and fallen leaves in April or May 2021. Cost unknown at this time; some of the residents assisted in this endeavor.**
- ♦ **Some edging of the older asphalt roads in both subdivisions is still needed. Edging with road/gravel mix to provide a foundation for the road edges to prevent further deterioration of the road edges and provide a smoother surface for cars having to pull off the road for oncoming traffic to pass keeps the pavement from deteriorating.**
- ♦ **Normal maintenance will be done in 2021 as needed such as snow plowing, trimming, leaf blowing, cleaning out ditches and sealing asphalt cracks; much of it is being done by residents!**
- ♦ **We only have two totally unpaved roads (Lost Panther and Oak Brook East) and two roads partially unpaved (Panther Trace and very end of Ruffed Grouse). Until the lots those roads lead to are built upon, they will not be further improved or paved. All are passable to the lots.**
- ♦ **In the summer of 2021, an assessment of the roads will be taken to see if any are in need of major repair or patching and a plan will be put into place to repair them taking into account the amount of funds available in the road account.**

Treasurer's Report for 2020

We began the year with a balance of \$71,513.87 Account assets were
\$ 21,289.33 Non-Profit Organization Checking Account
\$ 8,311.74 Road Maintenance and Construction Account
\$ 41,912.14 Money Market Account

We made a total of 9 monthly payments to Chris Tipton for the road loan, for a total of \$11,933.82. On October 3, 2020, a payment of \$28,215.56 was paid to Chris Tipton for the purpose of paying off the loan, due to him selling his house and moving to Norway. The road project is officially closed and paid in full.

A total of \$36,960.00 was collected for the 2020 POA billing. These funds included \$20,760.00 for road fees, \$7,300 for dues and \$8,900.00 for the assessment.

In 2020 a total of \$9,600 was paid to Ridge Haven for the amenities. The remaining balance to be paid to Ridge Haven over the next two (2) years will be \$19,200.00

The 2020 activity concerning the Road Maintenance account should be included in the Road Committee Report, normally prepared by Pat Powers.

We ended 2020 with a balance of \$54,143.89
Account assets were
\$ 16,386.16 Non-Profit Organizational Checking Account
\$ 24,346.58 Road Maintenance and Construction Account
\$ 13,411.15 Money Market Account

Submitted by Lynn Taylor, Treasurer