

Ridge Haven Property Owners Association

Minutes of October 20, 2017

The meeting was called to order by President Kim Conner at 2:10 PM in Shepherd's Hall.

The following officers were present: Kim Conner, President; Tom Osterhaus, Vice President/ Secretary. (Lynn Taylor; Treasurer, was unable to attend due to work)

The following property owners were present: Judy Osterhaus, Arnie & Ginny Kolozvari, Bob and Leslie Mertens, Howard Jones, Jim Taylor, Charles Cobb, Pat Powers, Mel Standen.

President Conner opened the meeting with words of welcome and prayer.

A quorum was not declared due to insufficient attendance.

The minutes of October 20, 2016 were not read due to the lack of a quorum. They will be sent out for approval by mail.

Reports

- Treasurer:

The written Treasurer's report was reviewed as provided, along with the financial statement for the nine months ending September 30, 2017. It was noted that the negative cash flow balance shown, was due to the fact the loan for road paving was not recorded, but the payments for paving were recorded.

- Road Committee:

The Road Committee report was reviewed as provided by chairperson Pat Powers. It was reported that some areas on Panther Ridge Road are "bubbling" or "mushrooming." Pat indicated she will contact the paver to have the problem determined and the paving fixed. It was also reported that an area in front of Prichard's house is cracking on the edge of the pavement.

- Architectural Committee:

The Architectural Committee reported there had been no activity.

New Business

- Elections were not held due to lack of quorum. Ballots will be sent out by mail for these positions:

Kim Conner, President (3 year term)

Lynn Taylor, Treasurer (3 year term)

- The question was raised (due to recent forest fires) if the tree clearing distance around houses should be increased from the current 40 feet allowance. The officers agreed to look into this matter.

- Recent water surges were reported by several residents. RHCC had been called and the problem seems to have been resolved.

- It was reported that fire hydrants need to be checked in Laurel Ridge Subdivision. Tom Osterhaus will ask RH to do this. NOTE: There are no hydrants in Panther Ridge Subdivision.

[Addendum to this: I checked with Mo Up De Graf, the previous RH Administrator, who informed me that there is not sufficient water pressure for hydrants to operate properly, which is why there are none in Panther Ridge Subdivision. The ones in Laurel Ridge were to be removed. I do not know if they are hooked up at present.]

- The question was raised as to whether to charge a water availability fee (or water infrastructure fee) to lot owners of vacant lots. This money would be set aside in a separate account/line item to pay for “maintenance” of a catastrophic nature when RHCC would ask us to do so. The Board agreed to discuss this and report back to the owners.

- Discussion: After paying off the loan for the roads it was suggested we hire a property maintenance company to maintain the ditches, roadsides, etc. No action taken.

There being no further business, the motion was made, seconded, and approved to adjourn.

Howard Jones closed the meeting with prayer at 2:45PM.

Respectfully submitted,

Tom Osterhaus
Secretary

Road Committee Report for POA Meeting October 2017

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.

2017 Synopsis:

- ◆ Beginning balance of the road account on January 1, 2017 \$51,249.61; it included funds from the loan due to the paving not being completed in 2016.
- ◆ In January a minor snow fall occurred; plowing done by Chris Galloway. Cost \$195.00.
- ◆ In April Miller Paving completed paving the roads they were contracted for was paid the remaining amount of \$38,220.00.
- ◆ In April, Chris Galloway was hired to do road edge/ditch work along the older pavement in Panther Ridge; cost \$2,470.00.
- ◆ In August the Webers who own the property on Lost Panther wished to list their lot with a realtor and the road had become so overgrown and in disrepair that it was barely passable in a car. Chris Galloway was hired to cut back the overgrowth, grade the road, and add some gravel to make it passable. Cost: \$3,800.00. It will need further improvement after someone builds on the property. It will have to be trimmed and kept up during 2018.
- ◆ In August Chris Galloway was also hired to do road edge/ditch work along the older pavement in Laurel Ridge; cost \$2,000.00.
- ◆ In August, Jon Champ was hired to weed eat Fox Lane as it had become overgrown.
- ◆ With no unexpected costs between now and December 31, 2017, and after paying the remaining monthly loan payments for 2017, the projected balance in the account on December 31, 2017 will be in excess of \$9,489.00. (Small amounts of interest are deposited monthly).
- ◆ In February and March the road fees are deposited in the amount of \$21,580. The loan payments for 12 months equal \$15,911.76. That leaves \$5,668.24 each year to pay for maintenance, repairs, snow plowing, ditch clearing and to save for the improvement of the three unpaved roads (Lost Panther, the top portion of Panther Trace above the Hill's, and Oak Brook East)

Future road projects:

- ◆ Spend \$850.00 to seal cracks in older asphalt roads by November 2017 in order to keep water out of the cracks preventing ice from spreading the cracks and further deteriorating the roads. This figure is based on what was spent in November 2016.

- ◆ Clean the roadside drainage ditches of debris and fallen leaves in December 2017 or January 2018. Cost unknown at this time; most 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. Will consider spending about the same amount in 2018 as we did in 2017; that will depend on what unanticipated expenditures we incur before August 2018 and the road account balance at that time.
- ◆ Normal maintenance will be done in 2018 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 one road partially unpaved (Panther Trace). 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 2018, an assessment of the older paved 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.