

**Lake Ridge Estates
Annual Home Owners Meeting Minutes
May 25, 2022**

HOA President Rich Caruso called the meeting to order at 7:00 p.m. There were 22 people in attendance. Rich recognized the HOA Board members present: Melissa Mockelman, Treasurer, Rhonda Peterson, Communications/Newsletter, Christy Johnson, Social Committee, Brian Duckett, Communications/Website, John Churchhill, and Kathy Schwarting, Secretary.

The minutes of the previous Annual Home Owner's meeting were approved on a voice vote.

In his President's report, Rich noted changes from previous years including the fact that Lake Ridge Estates' subdivision has been taken over by the city of Gretna. This has led to a reduction in the 2022 property taxes as nothing was collected by the city of Gretna. This may be related to the fact that the SID had to turn over to Gretna approximately \$350,000. It is not known what will take place for the 2023 property taxes. As a side note, Ken Tamblyn shared that based on information on the Sarpy County Assessor website, it would appear that Lake Ridge Estate homeowners will pay taxes to the Gretna School District. **See Addendum to these minutes for clarification. Lake Ridge Estates will continue to be in the Springfield School District.**

He also briefly discussed the contract between Lake Ridge Estates HOA and Papillion Sanitation. The rate increase is capped at 3% for 2023 and capped at 4% for 2024, 2025 and 2026. The contract will need to be renegotiated in 2026. The contract is for two trash receptacles each week and one recycling receptacle every other week. However, recycling is still being collected every week. Rich thanked Dawn Hanneman for her work on obtaining this contract.

Melissa Mockelman, Treasurer, presented the 2021 report and 2022 budget for the Lake Ridge Estates HOA. There are currently 88 members of the Home Owners Association. She noted that the trash contract with Papillion was not billed until 2022 and that the budget for 2022 includes payments that much be made for trash services in 2023.

**Lake Ridge Estates
2021 Balance Statement**

| | |
|---|---------------------|
| Beginning Balance January 1, 2021 | \$ 4,270.74 |
| Revenues: | |
| Homeowner's Dues Current Year (80 @ \$200.00) | \$16,000.00 |
| Partial Homeowner's Dues | \$ 400.00 |
| 2022 Homeowner's Dues (81 @ \$440.00) | \$35,640.00 |
| Total Revenues: | \$ 52,040.00 |

Expenses:

| | |
|--|-------------|
| Credit Card Processing Fees | \$ 602.64 |
| Miscellaneous (Legal, Office Supplies, etc.) | \$ 253.00 |
| Landscaping Maintenance | \$ 1,400.00 |
| Website Setup and Maintenance | \$ 530.08 |
| Social Committee | \$ 968.80 |
| Sprinkler Maintenance | \$ 204.00 |
| Monument Electricity | \$ 900.72 |
| Returned Check | \$ 455.00 |

Total Expenses: **\$ 5,314.24**

Year End Balance as of 12/31/2021 **\$ 50,996.50**

**Lake Ridge Estates Homeowners Association
Budget 2022 Statement**

Beginning Balance January 1, 2022 **\$ 50,996.50**

Estimated Revenue:

| | |
|---------------------------------------|--------------|
| 2022 Homeowner's Dues (88 @ \$440.00) | \$ 38,720.00 |
| 2021 Homeowner's Dues Received | \$ 3,520.00 |

Total Estimated Revenue: **\$ 42,240.00**

Estimated Expenses:

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|---|--------------|
| Credit Card Processing Fees | \$ 470.16 |
| Social Committee (Holiday Parties and Picnic) | \$ 2,500.00 |
| Miscellaneous (Legal, Office Supplies, etc.) | \$ 300.00 |
| Landscaping Maintenance for all Markers | \$ 2,000.00 |
| Holiday Lights | \$ 4,755.00 |
| Sprinkler Maintenance | \$ 200.00 |
| Electricity (from SID) | \$ 1,500.00 |
| Common Area Maintenance (from SID) | \$ 5,000.00 |
| Garbage Services (Nov 21-Dec 22) | \$ 24,299.10 |

Total Estimated Expenses: **\$ 41,024.26**

Year End Projected Balance:

\$ 52,212.24

Long-Term Projects Planned Prior to Annexation

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|---|--------------|
| Marker Restoration – Hwy 370 | \$ 11,540.28 |
| Marker Restoration – 168 th Street | \$ 5,000.00 |
| Hardscaping – 168 th Street | \$ 3,500.00 |
| Landscaping – All 4 Markers | \$ 8,000.00 |

Again, a reminder that the balance appears quite significant, it includes \$24, 299.10 for the trash collection contract.

Rich reported for the Architecture Committee noting that there had several requests for exterior modifications and swimming pools. He noted that “above ground” pools are not allowed and had that one such request was denied.

Rich reminded the members that there is \$5,000 in the budget to continue the contract with Tom Demro for mowing services not covered by Sarpy County. The mowing completed by the county is along the roadways and for a minimal distance.

John Churchhill reported that the Buzz Book is at the printers and each HOA member will receive a copy as soon as it is available. Rich expressed thanks to John for his assistance in publishing the Buzz Book.

Christy Johnson discussed the Annual HOA Picnic which will be held on September 17, 2022. The cost is covered by the HOA. She also shared that a survey is being sent out to HOA members to gauge interest in other activities that the HOA might sponsor.

Brian Duckett reported on the website. This is for general information for all households. If you wish to have something placed on the website, please let him or any board member know.

The floor was opened for discussion of questions and concerns.

Widening 168 th Street: The suggestion was to check the connectsarpy.com website. Apparently, an engineer for Schumer Engineering has indicated it may be five years before the section between Highway 370 and Harrison Street is considered. There may be a meeting before the end of the year.

New Addition/Cheyenne Ridge: There was never a follow up meeting to share what changes would be made. The section set aside at the northwest corner may be for a strip mall which was not part of the original plan. Ken Tamblyn indicated that the Sarpy County Planning Board approved approximately 70 single family homes. The Planning Board required that the lots be a

minimum of one acre. Joe McCaslin indicated that all apartments from the original plan have been removed and that all lots will be larger.

Apartments at 168 Street and Highway: Rich noted that the land at the intersection was planned for apartments.

Speeding on Lake Ridge Streets: It was noted that cars are traveling at a higher rate of speed than appropriate for a residential area. The question was asked in relationship to adding speed bumps. Rich indicated this would be a matter to discuss with Sarpy County or Gretna. It was also shared that a homeowner had raised concerns about the safety of walkers, bikers, etc. And it was also stated that the problems with speeding applied to Fed Ex drivers. An Email will be sent to residents asking them to be mindful of the speed limits and that it is important to share the roadways safely.

Voting in Gretna Elections: John asked whether we should be included in Gretna elections, and it was stated that should certainly be the case.

Spending HOA Funds: Joe McCaslin asked if there plans for the monies that were accruing the HOA budget. Melissa responded that the annexation had thrown the budget into disarray. Speed bumps could be a consideration along with other items noted on the Treasurer's Report. Rich also noted the contract for mowing. The survey also includes requests for ideas for possible projects that could be funded by the HOA.

Solar Panels: There had been a request in the past for the placement of solar panels. This request was denied based on the covenants. Rich noted that the Board has not discussed this to date. However, he noted that it needs to be a part of the discussion. John stated that solar panels are the future as the grid system in the United States is not adequate. It was stated that there will need to be restrictions put into place. This will require revision to the covenants. The covenants require approval of 90% of the homeowners. The entire issue of the need to update the covenants will be a topic for the HOA Board and HOA homeowners in the near future.

With no further questions, the meeting was adjourned at 8:05.

Respectfully submitted,

Kathy Schwarting, Secretary

Addendum School District for Lake Ridge Estates Remains as Springfield/Platteview:

Brian Duckett, HOA Board member, contacted the Gretna School District to determine whether there was to be a change in school districts for Lake Ridge Estates residents. In a phone conversation on June 2, 2022, Jean Anderson who is in charge of Enrollment and Boundaries for the Gretna School District, informed Brian that Lake Ridge Estates is still a part of the Springfield/Platteview School District. The misunderstanding related to an error on the Sarpy

County Assessor's website. This error has been corrected. Brian asked follow up questions related to attendance in the Gretna schools. Ms. Anderson indicated that people cannot opt into the Gretna district due to building capacity issues. She also responded to the question as to whether Lake Ridge Estates might become part of the Gretna School District in the future. She replied that school districts rarely change and that it would be highly unlikely that any change would take place