

River Ridge Master Homeowners Association

2022 Annual Meeting

March 3, 2022

1. HOA recovered \$10,234.00 of unpaid dues. There is still \$425.00 outstanding. Numerous discussions on if there was a better way to pay dues via Venmo, PayPal etc. In the end, it was decided payment would continue via check.
2. HOA will look into replacing north fountain. The fountain has reached end of life. The new fountain will match the south fountain and the water pattern will be changed to a cascading flow rather than straight up.
3. There is a dead pine in the common area on Ridge Lake Court. HOA is going to have L.E. Savory look at all trees as some seem to be struggling and may need attention. The pines in the back of the sub-division are struggling and Savory is already scheduled to spray.
4. The pine trees along 475 and the condos will be mulched. It has been about 5 years. Approx cost \$10k
5. Michelle Dalton has offered to handle social media with Trustees.
6. Mike Gudgeon has offered to help the Trustees.
7. The River Ridge sign in the front was stolen in December. A replacement was ordered the same week and installed on 3/2/2022. Approx cost \$1,000 to repair.
8. The artwork for the new pond sign was just received. The sign is being fabricated. Approx cost \$300.
9. Mailbox repair/replacement will continue to be covered by the HOA at the discretion of the Trustees.
10. The majority of the residents like the front light colors being changed for the holidays. This practice will continue. Asked to change for St. Patrick's Day.
11. Koi pond located at the north side of the Colony will be drained of water and filled with soil. Waiting on estimates.
12. JP Lemerand stepped down from his position.
13. All invoices will be mailed instead of emailed.
14. Dues are to remain at \$425.