

**The Ridge Townhomes  
2021 Annual Meeting  
February 22, 2021 - 5:30pm  
Zoom Virtual Meeting**

**Those Present on Call:**

John Lewis	Jim & Kim Engel	Tim & Carleen Hayes
Andy Winkler	Kornelia Fillmer	Lynn & Les Long
Wendy Downing & Robin Herefort		Jeff & Karen Silverman
Allison Koo	Amie Heap	Bill Long
Gary Roeder	Balsa & Mina Laban	James Engel
Katy Kletzel	Tom Romesser	Jeff Scadden – Lewis Homes Inc.
Brandi Lierd – P2P	Kyler Lewis – P2P	Joanne Torres – P2P
Taylor Dunn – P2P		

Brandi Lierd – Review of 2020 Budget vs Actuals and also 2021 Budget. 2020 has a net loss in operating of \$5,321, due to additional landscaping (moving of sprinklers and planting of shrubs) excess trash costs with additional dumpsters and increasing pick-up days and the irrigation water was over due to the hot and dry summer. Reserve account had a beginning a balance \$29k as of 12-31-2020 has an ending balance of 34,481.2. No increase of dues or special assessments are scheduled or needed and 10% of dues are going into the reserve account. A Reserve analysis is included with the financial packet.

Brandi – Please call our office if you have not already set-up auto-pay and need help doing this. We need to get all homeowners set-up, so the HOA can save on bank fees and eliminate the use of the bank's remote deposit machine.

John Lewis – Provided a brief update on Wolf Creek Resort and thanked everyone for being patient while getting through the pandemic and not having the amenities open full-time and missing the summer concerts and homeowner barbecue. Hoping covid will be under control by mid-summer and we can once again offer these community activities.

Kyler – Discussed the pool/Jacuzzi closure due to covid. A new sign will be installed on the gate showing closed due to covid. Peak 2 Peak will announce to homeowners the opening of the pool/Jacuzzi as soon as we get clearance from the Weber/Morgan health department.

Jeff Scadden – Update on buildings 8 & 9. Building 8 should be completed the first of March and building 9 in May.

**Homeowner Forum**

Restrooms Pool area – It was once again suggested to add a bench and hooks for owners/guests to hang towels in each bathroom. John said he will get these for summer as well as purchasing pool furniture.

Landscaping of buildings 7-9. John addressed. Landscaping should be completed by mid-summer and the surrounding construction site will be cleaned up.

John Lewis & Jeff Scadden – Controlling the speed on main road (Moose Hollow Dr). The county will not allow speed bumps due to snow removal. Jeff indicated the county has installed speed limit signs and he has seen a highway patrolman parked on this road, so hopefully it will slow drivers down.

Trash Pick-up, can costs be reduced? Kyler addressed and said he does try to monitor the trash, but there are weeks the dumpsters are all full and others they are not, but to cut it down and only call when needed can get more expensive, since they are now charging rates for additional pick-ups and if the canisters are so full the lids do not close, they charge for excessive trash.

Snow Plowing, can costs be reduced by cutting back on plowing services when 1-2" of snow? Kyler addressed stating that he does monitor it and tried to call only when needed. Because of freezing temps Dec-Feb, the small amount of snow does need to be salted and dirt on roads so it doesn't become a sheet of ice. Once the days are warmer, we cut back since the snow will melt on its own.

Dirt road below buildings 11 & 12, when will it be paved and used as another access road for Elkridge neighborhood? John addressed stating that the developer currently has no plans to develop this parcel so the road may stay as a dirt road and closed to the public for some time.

Recycling – John addressed. Still not available to homeowner associations. Individual homes can pay for this service, but it's not offered to communities who would need one large dumpster.

Accent Lighting on driveways – Jeff indicated the lighting will be installed on buildings 6-9 so driveways are visible when turning off the main road.

Meeting adjourned at 6:08 pm.

Respectfully,  
Brandi Lierd  
Peak 2 Peak Management Co.