

Saline Ridge

Homeowners Association

Your all-volunteer, “Neighbors First” Board

Annual Membership Meeting

May 13, 2021

Introductions

Board of Directors (BOD)

Todd Irgang – Senior Director

Scott Caudill – Treasurer

Kris Harper – Director

[2 Vacant positions]

Agenda

1. 2020 Year in Review
2. 2021 Goals & Objectives
3. Financial Status Report
4. 2021 Fiscal Year Budget Review
5. Call for New Board Members
6. Open Comment / Q & A

2020 Year in Review

- Renewed contracts for lawn maintenance and cul-de-sacs -- Scott
- Completed Park Fence & Pavilion Repair -- *(thanks Mike H.)*
- Continued Driveway Repair Initiative -- Todd
- Revamped Architectural Approval form & clarified Board guidance *(check out on website)* --Kris
- “Neighborly” by-law enforcement --All

Driveway Repair



- Thanks to all residents who made repairs
- *(Thanks Todd for leading)*

2021 Goals & Objectives

Operate in “Maintenance mode”

Continue by-law enforcement – focus on Trailer parking requirements

[Trailers, campers, etc. must not be parked or stored clearly visible from the street.]

Complete driveways repairs with remaining homeowners

Continue to save money for park path resurface project

Halloween Party – post Covid! Other activities available pending volunteer support.

2020 Financial Review

CHECKING ACCOUNT BALANCE - Beginning 3/1/2020				\$5,072.81
INCOME and ADDITIONS				
	Budgeted	Actual	Variance	
Association dues collected	\$22,200.00	\$22,200.00	\$0.00	
Total Checking Income YTD				\$22,200.00
EXPENSES				
	Budgeted	Actual	B/W Budget	
Maintenance - Common Areas	\$10,000.00	(\$8,584.03)	\$1,415.97	
BOD Operation Expenses	\$400.00	(\$256.44)	\$143.56	
Insurance	\$1,200.00	(\$1,221.00)	(\$21.00)	
Web Site	\$205.00	(\$205.00)	\$0.00	
Social Committee	\$300.00	\$0.00	\$300.00	
Rebate Program	\$7,400.00	(\$7,400.00)	\$0.00	
Total Expenses	\$19,505.00	(\$17,666.47)	\$1,838.53	\$17,666.47
CHECKING ACCOUNT BALANCE - End 3/1/2021				\$9,606.34
SAVINGS ACCOUNT BALANCE - Beginning 3/1/2020				
Interest			\$2.11	
SAVINGS ACCOUNT BALANCE - End 3/1/2021				\$25,437.66
Unrestricted Savings			\$ 9,357.66	
Park Path / Road Repair Fund				
- Annual Deposits of \$1520 Made in 2016, 2017, 2018, 2020				
- Warner Road Fund of \$10K Moved to Park Path Fund in 2020			\$ 16,080.00	
TOTAL FUNDS AVAILABLE (3/1/2021)				\$35,044.00

2021-22 FY Preliminary Budget

Budget & Assessment will be finalized by Board members

Income	\$ 22,200	(74 Houses X \$300)
Expenses		
Social	\$ 300	
Board of Dir.	\$ 400	
Insurance	\$ 1,100	
Maintenance (Landscaping)	\$ 10,000	
Park Path Fund (Path Repair, Etc)	\$ 1,520	(Fund contained within Savings Acct)
Web Site	\$ 205	
Dues Rebate**	\$ 7,400	(74 Houses X \$100)
Total Expense	\$ 20,925	
Net income	\$1,275	

** Dues rebates are not guaranteed. They depend on planned and unplanned expenses for the year.

Call for New Board Members

- Currently 2 Vacancies
 - *Membership vote at this meeting (if we have quorum), or Board can appoint any vacancies*
- Director responsibilities are not rigid – we work as a team, where each of us have interest or skill.
- Opportunities can be:
 - Maintenance Coordination (Park, Entrance Sign)
 - Contract Management (landscaping, insurance)
 - Architectural Review & Guidance
 - Secretary – Communications, Minutes, Newsletter Items
 - By-laws management, Neighborly Enforcement
 - Liaison to Township / County Government
 - Social Activities Coordination (Halloween Party, Yard Sales, Neighborhood Welcome)
- Please raise your hand, we need your help!



Open Comments / Q & A



Co-Owners Attending

Manny and Mariann Sultana

Tom and Bonnie Louria

Matt Sabourin

Janelle Ehrmann

Mike Harris

Keith Post

Jeff Luther

Keith and Sheila Bilby

Linda and Paul Reynolds

Michelle and ? Murdoch

Leslie Moore

Dana Barnier

Carl Roth

Jeff Kuehls and Ava

Justin Myers

Adam and Nelina Fisher

Pam Willoughby

Tom Veasy

Todd Irgang (Board Member)

Scott Caudill (Board Member)

Kris and Kristin Harper (Board Member)

21/74 homes represented = 28%. Great turnout, but not quite an official quorum (35%).

Key Meeting Notes

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K. Harper reporting

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- Landscaping -- Concerns were expressed about Landscaping contractor not performing adequate maintenance on the front entrance island. Also concerns about mowing in the park, contractor only mows a strip on either side of the entrance walkway, but the lot lines widen towards the park. The contractor may not understand where the lot boundaries are. Todd agreed to discuss these items with the contractor.
 - Driveway Repairs -- It was suggested to share names of contractors residents have used for concrete work, as some have had trouble finding available & competitive contractors. Todd indicated Andrews did some work, but didn't have other names handy. Others indicated A1 Leveling did good work on lifting or leveling any heaved panels that weren't broken. Residents should contact Todd directly if they need other referrals.
 - Bylaw Enforcement – Comment was raised that the board should do more enforcement, even if no complaint was made. The board clarified current approach to enforcement, as indicated on the association website:
 - *The Board is responsible to uphold the rules & bylaws, to maintain a beautiful & harmonious neighborhood. However, we are a volunteer board and are “neighbors first”. The Board does not actively police the neighborhood for violations, but will always investigate complaints if raised by a resident and take appropriate action.*
 - *If you have a concern with a potential violation in the neighborhood, send an email to the Board at boardofdirectors@salineridge.com, or address the complaint in writing to any Board member. The Board will not act solely on anonymous or verbal complaints, but will not disclose the originator of any formal complaint.*
 - Speed Limits – Concerns were noted about adherence to speed limits through the subdivision. It was suggested to include a reminder in the Newsletter, and also to inquire about a mobile radar unit or increased police patrols in the neighborhood. The board agreed to consider both of these suggestions.
 - A question was raised about adding speed bumps on the subdivision roads, to control speeding. Todd noted that the Board had previously discussed this with the County (subdivision roads are maintained by the County), but they indicated that they would no longer provide snow plowing service if we added speed bumps, so the Board did not pursue.

Key Meeting Notes

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K. Harper reporting

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- Park Hours – It was requested to include a reminder in the newsletter that park hours are dawn to dusk, to avoid excessive noise after dark. The board agreed.
 - Social Activities – The Board plans to resume the Halloween Pizza Party this year, but no other events for lack of a Social leader. Jeff Luther said he has sub garage sale signs and offered them up if someone wanted to take lead on organizing a sub wide event. No volunteers expressed interest.
 - Board Vacancies – The board asked for nominations or volunteers for the 2 vacancy positions. Tom Lauria was nominated and accepted the nomination. Because a quorum was not present and there was only one nomination, the board will discuss and consider appointing Tom as a vacancy appointment.
[The board later voted on 5/14/21 to approve Tom as a vacancy appointment.]