

Saline Ridge

Homeowners Association

Your all-volunteer, "Neighbors First" Board

Annual Meeting

July 20, 2023

Introductions

Board of Directors (BOD)

Todd Irgang – Senior Director

Scott Caudill – Treasurer

Kris Harper – Director

Ben Cutler – Director

[1 Vacant position – anyone you can suggest?]

Agenda

1. 2022 Year in Review
2. 2023 Goals & Objectives
3. Financial Status Report
4. 2022 Fiscal Year Budget Review
5. Call for New Board Members
6. Open Comment / Q & A

2022 Year in Review

➤ Continued with 2nd year of contract for landscaping for park & and cul-de-sacs with Sentinel – Todd *We think they're doing well – any feedback?*

➤ Contracted Back-2-Nature Lawncare for grub control – Scott

➤ “Neighborly” by-law enforcement --All *We actually had only one enforcement item raised to the board in 2022-2023, and it was addressed by the resident before the board could even investigate.
THANK YOU TO ALL RESIDENTS WHO VOLUNTARILY RESPECT THE NEIGHBORHOOD RULES!*

Current Board Policy on By-Law Enforcement:

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.

2023 Goals & Objectives

- Operate in “Maintenance mode”
- Continue to save money for park path resurface project
- Halloween Party! Other activities available pending volunteer support.
- Solar panel rules review

We discussed Solar Panel rules last year, but haven't made any formal change yet, because no residents have inquired or requested approval for a solar installation.

IF YOU ARE LOOKING INTO DOING A SOLAR INSTALL, LET US KNOW AND WE CAN PRIORITIZE THIS RULE CHANGE!

Solar Panel Current Condition

- Current SRHA By-laws do not specifically address solar installations
- Current SRHA Board Architectural Rules effectively prohibit installations on a majority of residences

Project	Requirement	Notes
Solar Panels	Solar panels mounted on the dwelling must not be visible from any road within the subdivision.	Max size of installation should adhere to York Township building code.

- Home solar installations broadly have increased due to declining costs, increasing environmental consciousness, tax incentives, and improved technology
- Only had one recent formal request for solar installation, which would meet the current Rule, and a couple other informal inquiries. But the current Rule may have the effect of discouraging new proposals.
- York Township ordinances encourages solar installations, with sensible aesthetic and functional restrictions (SRHA need not duplicate)

Proposal Being Considered: Revise SRHA Board Architectural Rules to more closely align with York Township ordinances, while maintaining some additional restrictions for neighborhood aesthetics.

York Twp Ordinances:

“...[ordinances are established] to promote the safe, effective, and efficient use of solar energy systems to generate electricity.”

“**B. Findings.** The Township has found that solar energy is an abundant, renewable, and nonpolluting energy resource of which some residents and utility companies would like to make use. Generation of electricity by these facilities will reduce dependence on non-renewable energy resources and decrease air and water pollution that results from the use of conventional fossil fuels. Solar energy systems will also enhance the reliability and power quality of the power grid, reduce peak power demands, and help diversify the Township’s energy supply.”

Solar Panel Technology



Traditional Rack Mount



Low Profile Panels
(*ie. Sunpower*)

Many advances in Solar Panel design in recent years.



Solar Roof / Solar Shingles
(*ie. Tesla, CertainTeed, Luma*)

Solar Panel Proposal

Current Board Rule

Project	Requirement	Notes
Solar Panels	Solar panels mounted on the dwelling must not be visible from any road within the subdivision.	Max size of installation should adhere to York Township building code.

Draft Revision

Project	Requirement	Notes
Solar Panels	<ul style="list-style-type: none"> > Roof or Wall mounted systems using traditional rack-mount design must not be visible by a pedestrian or passenger vehicle at any point along the portion of the subdivision road fronting the residence. This generally limits installations to roof or wall surfaces on the rear of the house, which may be visible from other locations in the subdivision. > For houses on corner lots, panels may not directly face the side street, but may be visible from the side street. > "Solar Roof" "Solar Shingles" or flush mount panels may be acceptable on portions visible in front of the dwelling, but will be reviewed case by case. > Ground mounted systems must be located in the back yard of the property, and must adhere to York Twp ordinances for concealment. > The Board may require remediation or removal of panels that become unsightly or non-functional. 	Consult York Twp ordinances for limits on max size of installation and other location and appearance requirements.

➤ Please share your thoughts

➤ Send email to boardofdirectors@salineridge.com and give us your feedback.

2022 Financial Review

CHECKING ACCOUNT BALANCE - Beginning 3/1/2022				\$9,523.55	Reference 2022 Status \$ 9,606.34
INCOME and ADDITIONS	Budgeted	Actual	Variance		
Association dues collected	\$22,200.00	\$22,200.00	\$0.00		
Fines	\$ -	\$ -	\$0.00		
Total Checking Income YTD				\$22,200.00	\$ 22,225.00
EXPENSES	Budgeted	Actual	B/W Budget		
Maintenance - Common Areas	\$11,000.00	(\$11,047.15)	(\$47.15)		
BOD Operation Expenses	\$500.00	(\$350.88)	\$149.12		
Insurance	\$1,200.00	(\$1,102.00)	\$98.00		
Web Site	\$205.00	(\$205.00)	\$0.00		
Social Committee	\$300.00	(\$167.42)	\$132.58		
Rebate Program	\$7,400.00	(\$7,400.00)	\$0.00		
Park Path Fund (Xfer to Savings)	\$1,520.00	(\$1,520.00)	\$0.00		
Total Expenses	\$22,125.00	(\$21,792.45)	\$332.55	\$21,792.45	\$ 20,327.79
CHECKING ACCOUNT BALANCE - End 3/1/2023				\$9,931.10	\$ 9,523.55
SAVINGS ACCOUNT BALANCE - Beginning 3/1/2022				\$28,944.94	\$ 25,437.66
Interest			\$14.47		
Transfer from Checking			\$1,520.00		
SAVINGS ACCOUNT BALANCE - End 3/1/2023				\$30,479.41	\$ 28,944.94
Unrestricted Savings (ex. Maintenance, Common Areas, etc.)			\$9,839.41		
Park Path / Road Repair Fund					
- Annual Deposits of \$1520 Made in CY's 2016-2022					
- Warner Road Fund of \$10K Moved to Park Path Fund in 2020			\$ 20,640.00		
TOTAL FUNDS AVAILABLE (3/1/2023)				\$40,410.51	\$ 38,468.49

2023-24 Approved Budget

Saline Ridge Home Owner Assoc 2023 Budget

Revenue	\$ 22,200	(74 Houses X \$300)
Expenses		
Social Committee	\$ 300	
Board of Directors Expenses	\$ 475	
Insurance	\$ 1,200	
Maintenance (Landscaping)	\$ 11,100	
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	\$ 22,200	
Net income	\$0	

REFERENCE		
2022 Budget	Delta	
\$ 22,200	\$	-
\$ 300	\$	\$0
\$ 500	\$	\$25
\$ 1,200	\$	\$0
\$ 11,000	\$	(\$100)
\$ 1,520	\$	\$0
\$ 205	\$	\$0
\$ 7,400	\$	\$0
\$ 22,125	\$	(\$75)
\$ 75	\$	(\$75)

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

Call for New Board Members

- Currently 1 Vacancy
 - *Co-Owners 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!

Note: The Board has managed for many years to operate with only volunteer co-owners, giving their time & energy to take care of the neighborhood. We prefer to continue this approach, rather than contract with a professional management service, which would likely eliminate the annual dues rebate. Please help us avoid this, if you can step up to help!

SRHA Role and Responsibility

- What the Board is / does:
 - A group of volunteers who care about the people in this neighborhood
 - Arrange to maintain common elements (mowing / fertilization)
 - Sometimes volunteer to perform weeding / fixing of broken items (e.g. the solar panels that light the sign at the front entrance) as time permits (we all work jobs and have family commitments)
 - Maintain property values through neighborly by-law enforcement
 - Attempt to be as thrifty as possible to provide a maximum refund

- What the Board isn't / does not do:
 - Profit from being on the board
 - Act as a personal neighborhood police force or hunt for violations
 - Solve disputes between neighbors except in the case of specific by-law violations that are causing these issues
 - Take on issues that are appropriately the role of local government or police



Open Comments / Q & A



Co-Owners Attending

LOT	HOMEOWNER	ADDRESS	Write Name Here - Who Attended
4	Dana Barnier	9026 N Pheasant Ridge Lane	Dana Barnier
6	Carl & Corinne Roth	9034 N Pheasant Ridge Lane	Carl & Connie Roth
20	Jonathan & Janel Ehrman	9033 N Pheasant Ridge Lane	Janel Ehrman
29	Ben/Heidi Cutler	9204 Fieldstone Court	Ben & Heidi Cutler
33	Todd/Laura Irgang	9211 Fieldstone Court	Todd Irgang
36	Keith/Patricia Post	9104 Meadowview Court	Keith Post
65	Kris & Kristin Harper	9082 S Pheasant Ridge Lane	Kris & Kristin Harper
67	Jan/Scott Caudill	9090 Pheasant Ridge Ct	Scott Caudill
26 owners = meeting quorum			8 owners attending

Official quorum -35% = 26 co-owners

Key Meeting Notes

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Notes by Kris Harper

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- Maintenance – Todd shared repair of the solar panel at the entrance.
 - Solar Panels rule proposal:
 - No new info or new requests since last year
 - The Board will probably plan to implement the rule change as shown.
 - Budget – Scott shared per the slides.
 - We had no penalties for late dues
 - Actual expenses for 2022-23 fiscal year were about \$300 under budget.
 - 2023-24 budget shows no change to income, a slight increase in expenses.
 - Question about weed treatment getting done around the NW retention area. Scott shared he asked B2N about it when it didn't look done the first time, and he thought it was completed but he will follow up to be sure.
 - Kristin Harper volunteered to coordinate the Halloween party. The board thanked her for stepping up!
 - Discussion about the neighborhood garage sale held in early July. The board will probably coordinate a standing week to do that every year as long as there is interest from residents. Heidi C. suggested to do in May instead of July.
 - Question about kids riding motorbikes around the neighborhood. Todd indicated that they don't live in the neighborhood, and since the streets are public, any complaint would need to be directed to the police.
 - The board thanked the Ehrmans for consistently taking care of the flowers at Ridge Park.