

#### April 15, 2025 HOA Annual Meeting Agenda Items

Board Members Present: Dave Williams, Brenda Merchant, Zachary Adams, Courtney Berglund

Guests: Joe Schmidt (Sage HOA Services)

Items for discussion:

1. Introductions
  - a. Board Members
  - b. Sage
2. Purpose of the HOA
  - a. The purpose of the HOA is to provide services for the homes as well as to maintain a standard in the neighborhood that ensuring the value of each home. Services include:
    - i. Common area landscaping and maintenance
    - ii. Maintaining monument signs
    - iii. Website page for the HOA ([www. Ridgewoodbennington.com](http://www.Ridgewoodbennington.com))
    - iv. HOA liability insurance (property damage and casualty)
    - v. Review and approval of any architectural requests
    - vi. Making sure covenants are properly adhered to and enforced
3. President's Review
  - a. Dave thanked Courtney and Zack for their time serving on the board
  - b. Strategic plan for trees
    - i. Received \$3,000 tree grant
    - ii. Will focus on the Ash trees on north entrance
  - c. TJN selected for landscaping maintenance
  - d. Discussion regarding neighborhood monument on roundabout is on hold for now
  - e. Encroachment issues – will require a survey
  - f. Miscellaneous reminders:
    - i. Stop at stop signs
    - ii. Speed limit throughout neighborhood
    - iii. Sidewalk maintenance
    - iv. Trash cans should not be in front of houses
    - v. Trailers and boats cannot be stored in driveways over 21 days per calendar year
4. 2025 Budget Review
5. Elections
  - a. Courtney Berglund and Zachary Adams terms are ending
  - b. Courtney Halvorsen and Trip Spiller are elected
6. Questions
  - a. Path in shared spaces – there was going to be a path when the neighborhood was originally created
    - i. This would require a special assessment to achieve this
  - b. Marking entrances to common spaces so neighbors without fences don't have people walking through others' yards
  - c. Community garden in common space
7. Conclusion