**Lake Ridge HOA Board Meeting Date: May 10, 2021**

***Location:*** Johnson Realty in Orem, UT

***Time:*** 5:15 PM

***Board Members Present:*** Evelyn Johnson, Jared Christensen, David Rothe,

***Board Members Absent (Excused):***

***Board Members Absent (Unexcused):***

***Quorum Present (y/n): Yes***

***Others Present:***

***Call to Order:*** The meeting was called to order by Evelyn Johnson

1. Garbage Collection
   1. Waste Management
      1. Upsize building 1 (west side) to a 6 yrd.
   2. Old Republic
2. Leaking of building 2
   1. Option 1 – extend roof drains further away from building
   2. Option 2 – cut access hole under stair landing to access wall.
   3. Option 3 – Excavate and spray exterior of foundation wall.
3. Lawn care – Big Hoss Landscaping (already signed contract)
4. Comcast or Utopia
   1. When do we make the switch?
      1. 90 day notice to Comcast
      2. Current contract expires in June 2022
   2. Evelyn will contact Utopia to get a bid
5. FHA Certification
   1. Need to discuss in annual meeting
6. Swallows
   1. Need to start spraying before a community builds.
7. Water/Sewer
8. Other Projects
   1. Landscape improvements
   2. Asphalt around water valves
9. Transition of HOA board
   1. Annual meeting in August
   2. Management company or owners
   3. If management company
      1. Received proposals from three separate companies.
      2. Revenue from visitor stalls will go away.
      3. How much per month?
      4. Board member fees
   4. If owners
      1. Who?
10. Annual meeting
    1. To be held on the 4th Saturday in August

Action Items:

1. Spray for swallows – David
2. Get bid from Utopia – Evelyn
3. Get bids from management companies – Evelyn
4. Contact Waste Management to increase dumpster size – Jared

Meeting adjourned at 7:00 PM