**Lake Ridge HOA Board Meeting Date: May 5, 2016**

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

***Time:*** 4:30 PM

***Board Members Present:*** Evelyn Johnson, Jared Christensen, Mark Morgan

***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. Improvement Projects Pending:
	1. Plan to clean dryer vents in spring 2017 (announce during HOA meeting)
	2. Power washing the stair wells as soon as we get the new power washer.
	3. Several electrical issues – some car port lights and post lights that have electrical and ballast issues.
	4. Consider a camera for the shed.
	5. Power coating handrails in building 2
2. Improvement Projects Completed
	1. Painted handrails
	2. Every Building has bike racks
	3. Flower beds have been planted
	4. Storm drain grate was fixed
	5. Repaired leakage into building foundation
3. Cable/Internet Candidates for 2017
	1. Utopia
	2. Century Link
	3. Direct TV
	4. Comcast – meet with Comcast to explore contract renewal options
4. Annual HOA Meeting (August 27th) at 8am
	1. Location – Johnson Realty
	2. Discuss Improvement Projects
	3. Financials
	4. Cable/Internet Provider
	5. Elections
	6. Pets
	7. Notifications need to be sent with July statements. Financial packet to be sent via email at the end of July.
5. Increase in HOA fees ($10/month) because of sewer increase by Orem City
	1. Send notification to owners

Action Items:

1. Contact Bruce Johnston for electrical repairs - Evelyn
2. Lunch with Comcast to negotiate renewal contract – Evelyn
3. Send HOA Meeting Notification to members (July) – Evelyn
4. Send email and letter for increase before May 15th - Jared

Meeting adjourned at 5:30 PM