

HOA BOARD MEETING 1-24-21

AGENDA

- I. Call to Order
- II. Adoption of Agenda
- III. Thank You's
- IV. Member Comments
- V. Executive Summaries and Information
- VI. Consent Items
- VII. New Business
- VIII. Old Business
- IX. Discussion Items
 - Future Meeting Dates
- X. Closed Session
- XI. Adjournment

The Moonlight Ranch Homeowner's Association Board of Directors Meeting was held on Sunday, January 24th and called to order at 1:32 pm by our President, Joel Smith. The adoption of the agenda was approved. A special thank you is extended to Betty Hansen for the beautiful 2021 calendars capturing some magnificent shots of our wonderful neighborhood. (We plan to consult with Betty to see if we can post some of these photos on our HOA website). Alan Hansen presented a previous inspection of the dam and provided a report on recommended maintenance to insure the structural integrity of the dam from his research and consultation. Concerns included a corrugated pipe that may need to be addressed in the future, the removal of trees along the dam already completed, 6-7 trees that will need to be removed on the northeast end and planning a work weekend in the spring to address the remaining trees needing to be removed and how to dispose of the trees already cut down that are on the downstream side of the dam. Board members plan to walk the dam in the near future to inspect the progress and determine what needs to be accomplished in the future.

We did commission Best Lawn Care to remove snow earlier in January due to it being over 3 inches. A reminder to homeowners that during inclement weather forecasts, the gates may remain open.

Angela presented the treasurer's report on our budget, expenses and road funds. It appears that within 5 years the \$600 yearly dues may not be sufficient to handle our yearly expenses based on the 2020 budget, but there will not be an increase to HOA dues in 2021. They will remain at \$600 and be due on or before June 30, 2021. Forecasts on the road fund savings account at our current road special assessment of \$300 per year, may take up to 9 years before we can totally fund Arbor View Lane, 120th Place and the drive to lots 48, 49 & 50. Note: The

forecast does not take into consideration any future construction fees that will be received for the building of new homes in the neighborhood.

Scott gave a review of future building projects on lot 34 and lot 33. The Fullmers are about to start construction on the lot 49. Scott also recommended updating requirements on ARC plans. Many options are up for consideration and it was decided to let our homeowners help determine what they want to consider as requirements in future builds. A survey will be provided for input on how to proceed.

The next board meeting has been moved to March 21st. Please let Ferol know if you would like to attend and/or present any suggestions to our board. Due to COVID, the annual meeting has been moved to mid-May in hopes of meeting outside. Details will be forth coming.

The board meeting was adjourned at 4:00 pm.