

- I. Call to Order**
- II. Adoption of Agenda**
- III. Thank You's**
 - a. Vickers**
- IV. Audience Comments**
- V. Annual Meeting Recap**
- VI. Executive Summaries and Information**
- VII. Consent Items**
- VIII. New Business**
 - a. Policy for approval from board**
 - i. Example : Firearms**
- IX. Old Business**
 - a. Signs at Pond (Locations)**
 - b. Driveway wording**
 - c. Waste Management**
 - d. Fee on Lot 34**
 - e. Shed**
- X. Discussion Items**
 - a. Future Meeting Dates**
 - i. December 6**
 - ii. January 25**
 - iii. February 28**
 - iv. April 1 (annual meeting)**
- XI. Closed Session**
- XII. Adjournment**

The Moonlight Ranch HOA Board met on Sunday, Dec 6th via ZOOM (TEAMS). The meeting was called to order at 2:05. It was agreed upon to adopt the agenda minus item V, the Annual Recap.

A big thank you to Jim and Shirley Vickers for the hanging of the wreaths on the gate (which they have done for many years).

There were no member comments, however it was discussed to create a form for members to use if they wished to speak at the board meetings outlining issues of concern. Each member would be allowed to speak for 5-10 minutes (this is flexible). A reminder of the board meetings will be sent out 1 week before the date (see Section X) and forms would need to be returned to a board member 48 hours prior to meeting. This would allow the board to research the item and facilitate a good discussion at the meeting.

During the board members reports, Scott King discussed seal coating being put on hold until spring due to weather conditions. It was decided the road leading to lots 48, 49, and 50 would be seal coated last due to the Fullmer's construction soon to begin.

There was a discussion concern mentioned about removing trees along the dam and Ferol will research further via the KS Dept of Agriculture Water Structures Dam Safety Program.

The welcome packet made available to new residents will include information on our Design Standards, Bylaws, Deed of Restrictions, FAQ's, trash service contact info, how to apply for a mailbox, codes to gate using remotes and digitally sending all contact information to those living out of state, and a reminder that we are all electric in the development!

Tim has updated our website which includes email addresses of board members and the meeting minutes will be kept on the site for 2 years.

Lot 33 has sold and buyers had some questions about garages and storing extra cars.

The lake rule signs have arrived and receipts were given to Angela. Joel will "plant" one by the shed and one by the boat dock.

Under new business, the use of firearms on premises was discussed. (sighting in rifles, and clay pigeons). Joel voiced a concern about shotguns pointing to the south since there are new homes there, and how to respond to emails who ask for variances to our restrictions on any issues. There will be follow up discussions at the next board meeting.

Under old business, we discussed the wording that needs to be added to our Declarations as a follow-up to the approval at the last Annual meeting. The board landed on the wording and will recommend for approval at the next Annual Meeting.

Maintenance will include snow removal along that road and Tim and Alan Hansen will mark shoulders for Best Lawncare.

The change-over to Gardner Disposal Service from Waste Management is almost complete. If Waste Management is charging you to pick up your trash cans, please let Ferol know as this was an HOA decision and they should not be charging.

Discussions regarding the future of the shed continue. It had once been suggested that the HOA tear down the shed, sell the HOA owned land surrounding it and use the proceeds for the expense of tear down and the balance would go to road improvements. Joel mentioned the land is probably in a flood plain, it would have to be re-platted and should be 10 acres or more for septic concerns. On his research of all pre-existing conditions, Joel could not find anywhere suggestions that the shed would come down if surrounding lots are sold. It was discussed that old agreements from previous managements should not be grandfathered in and are not binding with the formation of the HOA in 2011. Further research is to be done to find out the costs of bringing electric service into the shed through the HOA. The service is currently in the Thielen's name.

The future dates for board meetings have been approved. A letter is being created to owners of lots purchased before the HOA was established that have not been built on, giving a timeline that they need to start building on the lot by April of 2023. Joel will attempt to reach out to those owners prior to them receiving the letter. There was also discussion about updating the ARC standards to account for current housing designs while maintaining property values. These ARC Design standard changes will be proposed and voted upon at our next annual HOA meeting. We are also considering updating design standards on reverse house plans and reviewing whether owners of adjacent lots have to build on all lots. Design standard changes require 50% at large vote.

The meeting was adjourned at 4:22.