

HOA ANNUAL MEETING

5-23-21

The Moonlight Ranch Homeowners Association held their annual meeting on Sunday, May 23rd, 2021 beginning at 2:00pm in the cul-de-sac of 120th place. The meeting was called to order at 2:17 by President Joel Smith. Owners who were present included Chris and Allen Henning, Joel and Allison Smith, Angela Tyler, Jim and Shirley Vickers, John and Angela McCall, Ryan and Karen Swart, Dan Fullmer, John Iron, Diana Watt, Tim Kalkman, Alan and Betty Hansen, and Ferol Thielen. Others in attendance were Terry and Stephanie Bradshaw. The quorum mandate for voting was met.

Joel provided a President's Report handout which included accomplishments/accolades to our wonderful volunteers and issues the board has discussed in meetings throughout the year.

Tim Kalkman discussed the service contracts we have in place including Best Lawncare who mows the common areas once a week until July, then every 10 days or twice a month as needed. All members seemed to agree on this schedule. Snow removal remains at a minimum of 3" before they come. Tim also clarified Declarations and Restrictions within our bylaws and what is needed to be combined to streamline our Design Standards. The Bylaws were instated in 2012, the first set of Design Standards were formed in 2014 and amended in 2016. Tim also has the website up and running. It contains helpful sites for homeowners and future buyers including frequently asked questions, our HOA documents, board and annual meeting minutes. A big thanks to Betty Hansen for providing the pictures. (A side note from Ferol: Tim has done a beautiful job updating this site, so check it out if you get time... and if your internet is working!).

Scott King complimented the volunteers for the workdays and accomplishments. The HOA had budgeted \$3000 on beautifying the front entrance and it was accomplished for \$600 thanks to our in-house gardeners. (shortly into Scott's presentation, the rains came to water those gardens and the meeting was moved to inside Chris and Allen Henning's home. Thank you!). There will be another workday scheduled in October 2021 and April 2022. The long-awaited sealcoat is scheduled for mid-June, a 2-day process which will allow one lane access to the homeowners. Summer gate hours will be from 6:00am to 6pm. Scott then reviewed the proxy vote options generated by the questionnaire sent out previously and responses received. He also discussed the various items to be presented for vote.

Angela Tyler gave the Treasurer's report. Our HOA IRS filing has been complete, the dues statements have been sent, \$600 will be due on or before June 30th, and \$300 will be due by October 31st for the special road assessment. One lot was fined for not building within the 2-year limit. We had budgeted \$2500 for gate repair, but thanks to Chris Hutchings, we only spent \$200 on our gate this year! Thank you, Chris.

Item #1: Should the HOA adopt the Budget as presented at the annual meeting, Chris Henning moved to accept budget, John Iron seconded. Budget approved.

Item #2: The board recommended adding a sentence to the Amended Declarations, Section 5: Powers and Duties of the Association (4) To Care for, maintain, provide for snow removal and, when necessary, reconstruct and repair streets within the District. This includes Maintenance for the replated Private Drive associated with lots 48, 49, and 50 reflected in "Silver Wraith Property Fourth Plat" filed with Johnson County. Joel moved to add sentence to Amended Declaration, Tim seconded and the motion passed.

Item #3, #1: Revise the square foot requirement to 3200 total square foot, with a minimum of 2200 on the main level with a requirement for a finished bedroom and full bath on any additional level if counted as to meet the 3200 total square foot requirement. After a lengthy discussion, Chris Henning moved put this item on hold, John McCall, seconded and motion passed.

Item #3, #2: Update the garage requirement to a minimum of a three-car garage, recommend three side entry but allow up to a maximum of three front entry, no four front facing garages, but a combination of front and side if it meets minimum three total and not more than three front facing. Diana moved to accept, and Angela Tyler seconded, motion passed.

Item #3, #3: Sheds (limited to 200sf) sustain same requirements in matching color and house design but now do NOT have to be “attached to the house, but does need to be behind the house, out of sight-lines from the front and not obstruct views of neighboring properties. Chris Henning moved to accept, Scott King seconded, motion passed.

Item #3, #4: Remove the pergola restrictions but still require submission to the board for approval before building; no compliance fee. Chris Henning moved to accept; Diana Watt seconded. Motion passed.

Item #3, #5: Add a nonrefundable compliance fee to swimming pools of \$1000 to be deposited into the road fund, similar to the construction fee for detached buildings. Pools being built in conjunction with a new home will NOT have a separate construction fee. Chris Henning moved to accept, Angela Tyler seconded, motion passed.

Item #3, #6: Owners of two adjacent lots will be held to the construction standards, build within two years of individual lots. If accepted, current owners will be grandfathered in and this will only apply once the land/house is sold in the future. After discussion, it was decided to table the vote at this time.

Item #4: Retain Board of Directors. Alan Hansen made motion to approve, Diana Watt seconded. Motion passed.

Other areas of discussion involved placing plants and shrubs around the shed/mailbox area, construction work hours and quiet times, no fencing allowed along the lake lots, solar panel issues, and lake conditions. Chris Hutchings will assess fish count and report findings to the board. A major concern among homeowners is the quality or lack of adequate internet service. Dan Fulmer has reached out to RG Fiber and they requested interested parties fill out their survey. With enough interest, they may consider bringing service to our area. Currently they have installed fiber as close as 115th and Waverly. Their survey can be found at: www.rgfiber.com. AT&T has moved as far as the southwest corner of our development, but no one has committed as to if/when they will bring it our way. If anyone has any suggestions for internet possibilities, please let a board member know.

Scott moved to adjourn, John Iron seconded and meeting ended at 4:05.