

MOONLIGHT RANCH ANNUAL HOA MEETING

JUNE 4, 2022

The Moonlight Ranch Homeowners Association held their annual meeting on Saturday afternoon, June 4th, 2022 in the back yard of the Thielen residence. The meeting was called to order at 1:17 by President Joel Smith. Those in attendance include Tim Kalkman, Joel Smith, Alan Hansen, Betty Hansen, Jim Vickers, Shirley Vickers, Greg Watt, Diana Watt, Kirk Berggren, Julie Berggren, Terry Bradshaw, Stephanie Bradshaw, Scott King, Debbie King, Angela Tyler, Nick Thielen and Ferol Thielen. The quorum mandate for voting was met.

Joel provided a President's Report (attached) which included accomplishments, neighborhood happenings, and HOA board meeting discussions. Joel then turned the meeting over to the director reports. Tim Kalkman confirmed that Best Lawncare is agreeable to continue mowing and removal of snow, but we should be aware that contract pricing may show an increase due to inflation. Tim reported that our website is updated and costs remains the same. He also discussed combining our Design and Architectural Standards with our Declaration of Restrictions, which would address overlap areas and provide more clarity.

Scott King reviewed the lot purchases and current building permits. He said we have 3 new homes about to start construction within the year. Due to the increase in construction it was decided to vote on quiet hours which was never addressed in our restrictions. Olathe and Cedar Creek HOA's were compared and Diana Watt moved to have quiet hours from 10 pm to 7 am. Shirley Vickers seconded and the motion was carried. It was also decided that certain occasions may require adjustment of those quiet hours such as Fourth of July, Superbowl and NCAA Championships of which the neighborhood would be alerted prior to fireworks. Scott also mentioned that the fence along Moonlight Rd from the gate south is actually running inside property lines of owners. The HOA will continue to maintain that side of the fence for those owners. Scott will also be contacting a company to analyze our fish population in the lake and report back.

Ferol Thielen, secretary, asked if there were any additions or corrections to any meeting minutes (board and HOA) to be added to and/or corrected and there were not. She passed out contact info of our home and lot owners. There were a couple of errors reported (a more accurate list is attached). She also asked if there are any "good news" stories to share to let her know and she will email all owners.

Angela Tyler, treasurer, reported that all dues and special assessments have been paid. Current \$600 dues will be due before June 30th, and the \$300 special road assessment will be due by Oct 31st. The budget for 2022-2023 was increased for inflation (income statement and operational budget are attached). A big thank you to Chris Hutchings for maintaining our gate which has saved us quite a bit of money. Our road improvement budget is on a 5-7 year plan, but with the oil index doubling it may require a bit more time. The frontage road along Moonlight Road could be done now but it was decided to wait for prices to go down, hopefully this fall or next spring. Scott King voted to approve the budget, Terry Bradshaw seconded and it was approved.

The HOA Board officers were approved to stay as is. Joel moved the meeting be adjourned, Scott seconded. The meeting was adjourned at 2:00 pm.

Extra notes:

The residents contact info given out at the meeting has been corrected; Julie Berggren email, Jeff Hansen phone number, and Dennis and Sheila Morgan phone numbers were edited. Please recopy or make corrections on the original handout. Let me know if there are any other boo-boos!

Prior to our HOA Annual Meeting, a work day was held. The gate area was spruced up by Beau Kalkman, Jim, and Shirley Vickers. The rest of the detail worked on the north end of our fence along Moonlight Road to straighten and reinforce it. A big thank you to Dennis Morgan for letting us use his post hole digger, Ron Stricker (via Nick Thielen) for the concrete mixer, and many of our HOA community who have construction experience. We have saved SO much money on projects such as this!! Should any of you have suggestions for a work day, please contact Scott King. A BIG thank you also for Debbie King for delivering all sides at our after-work luncheon, (all Ferol did was pick up the meat), the delicious cookies that magically appeared, and the cider provided by KC Winery (Kirk and Julie Berggren). For those of you that couldn't make it, a good time was had by all!