

Moonlight Ranch Homes Association
Board of Directors Meeting
August 9, 2020

Directors Present:

Joel S. Smith
Tim Kalkman
Chris Henning
Angela Tyler
Scott King

Directors Not Present:

Others Present:

- Meeting was called to order at approximately 6:37pm on Sunday, August 9, 2020
- Joel presented a proposal from Gardner Disposal to provide waste and recycling for the neighborhood.
 - Follow up: Joel to ask Gardner Disposal the following questions...
 - Will the contract expire if the size of the truck changes?
 - Does their service include yard waste?
 - Will they keep their price if the HOA required anyone who uses these services, to use Gardner Disposal but pay for this service directly?
- Joel presented conversation with Johnson County on asphalt for lots 48, 49, & 50
 - Follow up: Board members to discuss further at next board meeting (8/23)
- Group discussion on the Gate
 - Follow up: Scott to follow up with lot 43 for pricing to fix exit key pad
 - After key pad gets fixed, board to make sure only board members have authority to hold open the gate
- Group discussion on the fence
 - Follow up: Scott to reach out to lot 43 and set up walkthrough with Joel to review the possibility of how the neighborhood could have multiple workdays to make this happen.
- Angela presented updated budget
 - Follow Up: Angela & Joel to get together before next board meeting (8/23) to have a budget for Board to review
- Chris presented construction updates
 - Discussed construction improvements without board approval
 - Discussed possibility of additional dock(s) being added on HOA land
 - Follow up: Scott to follow up with lot 43 on location and size of potential dock. Also want to confirm if the existing dock is not adequate.
- Discussed long term plan on the road.
 - Approved seal coat for this fall silver wraith
 - Long term plan discussion to continue and next board meeting (8/23)
- Reviewed Lot 34 request to have lien removed
 - Not accepted, Joel to follow up with email.
- Group discussed plan to finalize annual meeting
 - MOTION: TO MOVE THE ANNUAL MEETING FROM SEPTEMBER 15TH TO SEPTEMBER 20TH @ 2PM (Approved Unanimously)
 - Annual Meeting to be held on 120th Place cul-de-sac. Masks will be mandatory
 - Follow Up: Angela to send official notice within 1 week
- Other discussion
 - Group discussed benefits common practice of transfer fees
 - Follow Up: Tim to follow up with additional discussion
 - Scott presented current neighborhood roster
 - Follow Up: plan to update and pass out at annual meeting
 - Need to revisit warning signs at pond
 - Follow Up: Joel to revisit last emails and continue discussion
 - Group to continue discussion on sign replacement at front gate
 - Follow Up: to be discussed further at next board meeting (8/23)
 - Approved adding position for communication/meeting minutes.
 - Follow Up: Joel to follow up with Ferol for this position
- Meeting Adjourned at 9:55pm