

MOONLIGHT RANCH HOA BOARD MEETING

7-17-22

The board met on July 17th, 2022 at the home of Scott King. The meeting was called to order at 8:19 pm. Those in attendance were Tim Kalkman, Angela Tyler, Joel Smith, Scott King, and Ferol Thielen. The board discussed lawn maintenance (or lack of) especially on Lot 10. An inspector for Johnson County examined the exterior of the property and will be sending a letter to the owner. The HOA is currently charging the owner \$150 a week to cover expenses and time requirements of neighbors having to maintain this property. Joel presented a spreadsheet to track when lots are purchased and when construction begins and finishes. A buyer has two years from purchasing a lot to begin construction or is charged double dues. The board is considering escalating this fine each year the construction has not begun. Grandfathered lots are not longer exempt from this. The lake level has become a concern and the board recommends limiting the irrigation until we get some rainfall. Tim was going to inquire at the K-State Extension about using the lake as a test site for training and in return, getting some advice on lake maintenance. Last on the agenda was a request to allow a metal shed be constructed. Metal buildings are not within the HOA guidelines and the ARC requirements would need to be changed before approving this request. Scott moved we have a special HOA meeting and get other homeowners involved in the discussion. There was no second. Meeting was adjourned at 9:22.