

## **MOONLIGHT ROAD HOA BOARD MEETING**

**9-18-22**

The Moonlight Ranch HOA Board met on September 18<sup>th</sup> at the Thielen Residence. All 5 board members were in attendance and the meeting began at 1:08 pm. At the beginning of the meeting the board toured the road along Fullmers and Hansens in order to consider quotes for repairs and sealing. The road fund currently has a balance of \$39,158.00. One bid was to patch and seal, the other was to repair and seal the entire road. It was moved that Joel would verify current pricing and report back to the board. The board discussed the open gate hours and it was decided to leave gate open from 6am to 7pm Monday thru Friday, and 8am to 7pm on weekends. I know a few residents are wondering why the gate is open so much, but we have been informed that the gate opener will need replacement in the next 2-3 years at the tune of \$5000/side. Scott King moved and Ferol seconded that we need to limit opening and closing and start to budget for a new gate opening system. Along with the gate was an issue with AT&T who manages our gate calling system. The board is considering several options and will analyze costs and will present options at the next home-owners meeting. We also want to thank CHRIS HUTCHINS for all the gate work he has provided, free of charge. We should all be grateful for his expertise and willingness to help our HOA save funding. Thanks, Chris!!!

The board is reviewing the previously purchased lots (which owners have 2 years to begin construction). Grandfathered lot purchases are no longer exempt from this. After owning a lot 2 years without building, the owner will be paying double dues with a possible escalating scale. Owners with 2 adjacent lots need to start their first build within the 2 years. A spreadsheet is being developed to keep track of time frames.

The board also once again discussed grass height and mowing suggestions and notifications involved. There is no fall workday scheduled but the lake dock will need attention as boards are coming up and stain is needed for preservation.

We are considering naming our road that runs along Moonlight Rd, Mable Lane, in honor of our oldest resident, Mabel Johnson. (107 years old and thriving). The board decided an actual road sign might be confusing to those not familiar with our development and thought maybe a sign along our inside fence could honor

her just as well. Just a reminder, but the road fund \$300 per lot will be due on or before October 31<sup>st</sup>.

Joel moved the meeting be adjourned and Ferol seconded. Meeting adjourned at 2:53.