

## ANNUAL HOA MEETING 2020

The Moonlight Ranch Homeowners Association had their annual meeting on Sunday, Sept. 20<sup>th</sup>, 2020 at 2:00 pm in the Cul-de-sac of 120<sup>th</sup> Place. The meeting was called to order at 2:05 by President Joel Smith. Owners who were present introduced themselves. Members present included: Tim and Eve Kalkman, Allen and Chris Henning, Scott and Debbie King, Chris and Janet Hutchings, Terry and Stephanie Bradshaw, Nick and Ferol Thielen, John McCall, Angela Tyler and Joel Smith. The Board members were introduced and each gave a brief overview of the year. Chris Henning gave the current construction report with lots #49 and #32 to possibly begin construction within a year. Scott King, in charge of communications, handed out a member's social directory along with answers to many frequently asked questions. Scott also discussed procedures at the gate and future repairs that will include another actuator. The board is planning on placing signage around the lake and reminded members that they need to be present if they have visitors using the lake and children under the age of 14 need to have an adult present. Scott suggested volunteer fall projects to include reinforcing the fence along Moonlight Road. Tim Kalkman (gate and grounds) suggested continuing to use Best Lawncare for our commons area mowing and road snow removal. The members approved the contract for the next year. Also discussed was using one trash service for all our development. Tim motioned we use Gardner Disposal. Scott King seconded the motion and motion carried. Also renewed was the agreement with the hay contract for undeveloped lots. Tim informed the group that the seal coat scheduled for this fall is already included in the budget. The board thanked the volunteers who helped with maintenance to keep our expenses at a minimum: The Kings for improving the entry gate area, the Hennings for repairing and painting our Moonlight Ranch sign, John Irons for mowing overgrown areas, and Alan Hansen and Nick Thielen for tree trimming along the lake and commons area. Angela Tyler presented the budget for the year and discussed future expenses, utility bills and asked for suggestions on how they could be trimmed. Currently the HOA needs \$15,200 a year to keep it running. Joel explained the items to be voted upon. There were 4 proxies that had been turned in prior to the meeting. After the voting options were discussed and ballots turned in, Scott moved the meeting be adjourned and Janet Hutchings seconded. Motion carried and meeting was adjourned around 4:00 pm. John McCall and Joel Smith tallied the votes and emailed the findings. The discussion and voting results follow:

### **Item #1**

*Should the HOA adopt the Budget as presented?*

Yes (18)                      No (0)

### **Item #2**

*Should the HOA add an additional yearly Assessment for the road fund in the amount of \$300? This would be due each year by October 31<sup>st</sup>. If the home/lot owner prefers, this amount can be paid with the annual dues.*

Yes (17)                      No (1)

*Follow Up Note: As Discussed/Clarified today, this first assessment will be due on October 31<sup>st</sup>, 2021.*

### **Item #3**

*The board has been asked to clarify the road/driveway that is currently installed on lots 48, 49 & 50. We feel there are three options moving forward. Those options are listed below (please pick one).*

*(4 votes) Option #1: The HOA should consider this a private driveway, however the HOA would be willing to seal the drive on a regularly scheduled basis coordinated when other roads are being sealed.*

*Additional Info: Potential pricing quote received for seal coat is \$2,652.55. Potential pricing quote received to patch is \$3,381.93*

(2 votes) Option #2: The HOA should consider this a private driveway and the full responsibility of these roads will be on the individual lot/homeowners.

Additional Info: \$0 to HOA. All cost to be covered by 48, 49 & 50.

(12 votes) Option #3: The HOA should consider this a road and will be fully responsible for all maintenance/replacement costs.

Additional Info: Potential pricing (quote received) with inflation to perform 2" overlay with seal coat (similar to what was performed on Silver Wraith). \$17,781.84

Follow Up Note: As discussed in today's meeting, if option #3 was selected, the board will make a recommendation to update our declarations to further clarify this moving forward (still considered a private drive that the HOA maintains) at the next annual meeting.

**Item #4**

Should the HOA adopt "Initiation Fees" upon the Sale/Transfer of a Home/Lot in the amount of \$250?

Yes (11)

No (7)

**Item #5**

Board of Directors (the following Five had the most Votes)

Tim Kalkman

Scott King

Joel Smith

Ferol Thielen

Angela Tyler

\*\*\* Following the meeting and voting results, the board nominated Joel Smith to remain as president and the home owners emailed in their approval as well.