

# Moonridge Annual Meeting 4/27/2023

Thursday, April 27, 2023 6:24 PM

## Quorum:

**Board Attendees:** Joe Bates, Stephanie Chamberlain, Michael Reich, Kyle Gallagher, John Hoxsey, Ethan Howard

## Not Attended:

**Introduction: John Hoxsey**

## **Approval of Minutes:**

- Board meeting minutes were reviewed and approved by the group

## **Financial Review - Kyle Gallagher**

- Reviewed current financial report contained within the agenda handout
- Questions
  - Who to call for broken sprinkler head in common area near Fiddlers Glen?
    - Call the landscaping company for the other subdivision

## **Accounts Receivable Review: John Hoxsey**

- \$38K due in legal fees at this time
- Smith and Knowles is our new collection agency
  - Will turn over all our accounts to them soon
- \$500 is the current account receivable amount that triggers the board to turn a homeowner over to Smith and Knowles for collection
- John proposed a vote to the audience to reduce the amount to \$450. This would cause a trigger after 2 years of not paying HOA fees vs. 3 years
  - Show of hands indicated that the majority in attendance approved the reduction from \$500 to \$450
- Homeowner asked about having a monthly bill instead of a yearly billing cycle
  - Turned down due to additional admin fees associated with the change

## New Discussions:

### **Pathway/Weeds/Landscaping: Joe Bates**

- Provided an update of current work going on and work that has taken place with pathways and common fences.
- Informed audience to contact Stephanie with tree root issues they observe on our pathways
- Weeds along Lake Hazel have been taken care of and will be kept up by landscaping company
- New chains for the swing sets at the playground were recently installed
- Moonridge welcome sign is approved to do, but we are not going to do anything until Lake Hazel upgrades and construction is completed in the future
- Ask the audience to contact Stephanie with any observations or issues
- Homeowner asked about weed control near Galactic and Star Stuck, the "Bowl". Big ditch area near walk path in between homes
  - Joe committed to will work with James(landscaper)to spray for weeds in that area of concern
- Spoke to mailbox repair services and options if needed by any homeowners

### **Irrigation: Ethan**

- Updated the audience on status of payments received
  - 67 unpaid homes currently. Late notices will go out shortly, which should reduce the unpaid accounts
  - Ethan explained his water use management plan and recommended the best time of days to water due to high usage and low pressure
  - 1 million gallons a day is used between Moonridge and Fiddlers Glen subdivisions

### **Open questions by Attendees:**

- Who gets notified of poor yards for rentals with management companies?
  - Still need to contact Stephanie, as normal
  - Stephanie contacts all 3 parties(owner, rental agency, occupants) to let them know of the situation
  - 30% of Moonridge is currently rentals
- Did we not have a collection agency before Smith and Knowles?
  - Yes, but it didn't work out, so we dropped them
  - We recently only used leans and small claims court before
    - But that was not effective so we went with Smith and Knowles
  - Smith and Knowles are lawyers and are a collection specialized company
- Instead of sand in the little park, can we use bark similar to the other play ground?
  - Group discussed the cost and benefits of bark and sand
  - Kyle G. agreed to look into the options
    - Recent Bark replacement was cost was noted at being \$5K
- Vandalism status
  - Occurrences have significantly reduced since the end of COVID and everyone is back in school and work
- Light Poles
  - John spoke to it being an ongoing issue and discussed to option to switching LED's
- Coyotes have been spotting in the neighbor hood
  - No significant concerns or comments made, just an observation.
- Is zero scaping allowed in Moonridge?
  - It is, but it needs to be approved by the HOA ARC
- John asked for new board member volunteers, as the current HOA board members have been on the board for several years and we are shorthanded.
  - One new volunteer spoke up. Did not record his name.
- Homeowner spoke up about his disappointment with the landscaping in commons area that is commonly referred to as the "Bowl"
  - Poor tree maintenance and poor weed control was mentioned
  - JAE is the current landscape control
  - Ethan spoke to bringing these issues to Stephanie for recognition and resolution

### **Adjournment:**

- There being no further business to attend, the meeting was called for adjournment at 7:20 PM.

**Meeting minutes** - Michael Reich