

Moonridge Falls 2025 Annual meeting.  
Saturday December 13<sup>th</sup>

1. Call to Order -- Verify quorum 23 (including proxies. - 10:02 a.m.
2. Approval of Minutes

As a reminder, we have 2 types of meetings. Annual and quarterly business meetings.  
Annual Meeting Minutes for December 14, 2024 — approved unanimously.
3. Financial report

A few outstanding bills for Xcel and State registration fees approx. \$6000 remain  
\$24K pond cleanout was the big expenditure. (every 5-7 years)  
No unanticipated expenses.  
HOAs may not need to pay for BOIR annually \$349? Kim will research this.  
Approved Financials. Approved by all.
4. President / Vice-President report
  - a. Quarterly business meetings.

All business is conducted in these meetings, so they are open and transparent to the homeowners.  
All requests funnel through those business meetings.  
If you have a time sensitive question or request, please note it.
  - b. Subcommittees -ACC & Irrigation

Architecture Committee  
Irrigation Committee  
Events and Hospitality Committee  
Please sign up for those committees if you are so inclined.
  - c. Email usage.

How do the homeowners want to see notifications to that group?  
From the HOA to the homeowners. (BCC'd so homeowners can't email other homeowners, per Colorado law)  
The Facebook page is not run by the homeowners. It will continue to be used for social communication.  
The HOA board will email:  
Irrigation notifications.  
Safety notifications. – Board reviewed.  
Event and Hospitality events.
  - d. A request for a bulletin board by the park for Announcements – the board will review this again.
5. Old Business
  - a. Irrigation updates

Electrical review for the fountain pump. (controller issue?)

Breakers were replaced.

Primary pump is functional.

Secondary pump issues are being looked at. (short cycling)

If we need to be rebuilt that is \$500 per pump. (est \$3500 to replace)

Pumps are 25 years old.

Pump house gets very hot and adds to the wear on the pumps.

b. Landscaping updates

Rock is needed on the path around the pond. Added to the 2026 budget.  
(possible community project to save money)

Pond area is not a play area.

The Board will review trimming bushes on the north side of the main entrance to improve visibility.

Trees in the center island have been pruned and maintained by Sav-A-Tree. For 2026, \$1187.81 is the proposed bid including beetle treatment (every other year). Recommend bringing the arborist back and review the health of the trees at no cost. The city will pay for half of the Ash Bark Beetle treatment. The board will look into this.

## 6. New Business

a. Budget FY 2026

Reviewed the Budget 2024, 2025 and proposed 2026 comparisons.

If we run out of funds, special assessments take weeks/months. this can be a very long outage for irrigation.

Governing documents need to be updated (legal fees)

Request to consider twice a year. The downside is labor needed and the lack of reserves in January.

Potentially build up a reserve and move the due date out.

Contingency/reserve funds have been depleted.

Budget approved with 23 in person including proxies.

b. Review/approve increased dues.

Once a year or twice a year. In person homeowners indicated twice is preferred.

One mailer with 2 invoices. First \$500 due January 31<sup>st</sup>. Second invoice \$300 due April 30<sup>th</sup>. – Approved. Unanimously

c. Process to update governing documents

We have all the needed documents.

Will be selecting an attorney.

Followed by a vote by 60% of the homeowners.

d. Annual election for director positions

nominations – no new nominations

Sitting members—

Kimberly Leonard, Allan Worley, Justin Kirkland, Jim Compton,  
and David Jacobson

Approved unanimously

7. Open membership items

Security awareness. Be cautious. Talk to your neighbors.

Library/bench at the pond was approved.

Bulletin board for announcements at the pond. We will still keep the irrigation  
on/off at the main entrance)

Donation for the church? For providing space/coffee/cookies.

\$50 from the board.

8. Board Items – none

9. 2026 Business meetings 3rd Sunday at 7pm. January, April, July, and October

10. Motion to Adjourn. 11:51 AM.