

Moonridge Falls HOA

December 14th 2024 Meeting Minutes

I. Call to order

- A. Justin Kirkland called to order the meeting of the Annual Moonridge Falls Homeowners Association (HOA) meeting at 10:04 a.m. on December 14th, 2024, at 765 Horizon Drive, Courtyard by Marriott. Board members present: Justin Kirkland-President, David Jacobson-Vice President, Portia Davenport - Secretary, Stephanie Saldivar -Treasurer, and Jim Compton- Member at Large. 20% Quorum has been met.

II. Approve minutes from April 13th 2024, Annual Meeting.

- A. Motion to approve. Approved.

III. Financial Report

- A. We are around 23,000 in total expenses. Budgeted at 29,000. We are right on track for the year. We expect to clean the pond this coming season which will cost 24,000, we had budgeted 20,000 for this. We will also have another expense on the secondary irrigation pump which is estimated to cost around \$5000.

IV. President/Vice President Report

- A. Quarterly Business Meetings.

1. Every quarter the board meets, which allows the board to be more transparent with the community, and post the minutes on the website. All neighbors are invited to attend. Upcoming meetings will be posted on the website in advance. They will be the 3rd Sunday of every quarter. We cannot change bylaws or governing docs at these meetings.

- B. Subcommittees - ACC & Irrigation

1. We have created subcommittees for the additional duties listed above and would love other members of the neighborhood to volunteer.
2. We need to start taking a look at our projected finances to make sure we have enough in reserves to tackle a big expense with the irrigation if needed. A member asked if we can go to zero landscaping, the answer is yes it is allowed per Colorado State Law.
3. We're going to try and see what wiggle room we have to potentially lower the Bid of 24,000 from Ben Dowd to clean the pond. Unfortunately we have not been able to find another company in town that is willing to do this work. We will also see if we can get the bid from another angle by using a vac truck through precision hydrovac instead.

V. Old Business

A. Irrigation Updates

1. We are currently down to 1 pump, and need to get the secondary pump fixed. This allows us to have backup as well as a rotation to extend the longevity of the pumps. This expense will be an unbudgeted item for the 2025 budget.

B. Landscaping

1. LiquiGreen has given us an option to do a 3 year term to save money and lock in a price, to avoid rate increases.
2. Some tree's in the pond area as well as the neighborhood are being affected by spider mites as well as a fungus. We will send out an email with what to keep an eye on.

VI. New Business

A. Budget FY 2025

1. **On the proposed budget, we added a 3% increase on expenses to allow room for inflation.**

2. **Question was brought forth if we should increase our due's. Many members agreed it would be preferred. We agreed to visit this at a special meeting.**
3. **Motion Budget proposed for approval by increasing line item for the pump expenses by \$5000, and decreasing reserves by \$5000. Amendment is to increase pump to an additional \$5000. Amendment approved. Bringing our proposed balance to \$6501.**

B. Process to update governing documents

1. **We have outdated governing documents. We cannot find our actual Bylaws, not just the amendments. We need to update our documents based on new state laws. We are not looking to impose new rules, we just want to be in line with new state laws.**

C. Annual Election for Director Positions

1. **Motion to keep David, Justin, Jim, and Portia on Board. Stephanie Saldivar has said she is stepping down from the Treasurer position.**
2. **Kim Leonard volunteered to be on the board. Motioned in.**

VII. **Open membership items**

- A. **Carl and Melissa Schlagel volunteered to be on the ACC and Irrigation Committee.**

VIII. **Board Items**

Will review quotes and estimates at the January meeting.

IX. **Adjourn Meeting**

- A. **A motion to adjourn the meeting was heard and seconded, and the meeting was officially adjourned by Justin Kirkland at 12:00pm. on December 14th, 2024.**
- B. **Meeting adjourned 12:00pm**

Minutes submitted by: Portia Davenport

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