



Moonridge Falls HOA Board Meeting Agenda

Date: 10-5-2025

Time: 4:30 PM

Location: Crescent Court (Community Picnic)

Board Members: Justin Kirkland-President, David Jacobson-Vice President, Kim Leonard-Treasurer, Allan Worley-Secretary, Jim Compton-Member at Large

4:41 PM – Call to Order

- Welcome and roll call - All Board members present.
- Confirmation of quorum

Approval of Minutes and Financials

- Approve meeting minutes from July and August - Approved
- Approve financial reports from August and September - Approved

Treasurer's Report

- Overview of current financials
- Notable activity and YTD summary

Irrigation Committee Update

- Summary of current status
 - Pond snorkel - Will get a quote
 - One of the Board members will contact Waled to verify where pond spill over ends up. (Storm drains?)



- Maintenance plans and concerns
 - Approved new hours for the pond waterfall. 9 AM to 7 PM to be used as a baseline for the Xcel Energy power usage. Power usage includes the waterfall and the entrance and Pond lights.
 - Xcel offers time of use rates with an opt in, no decision at this time additional data is needed.
 - Pond Electrical Breakers were replaced.
 - Reviewing short cycling of pumps.
 - Water will be out of the canals October 29. Schedule winterization around that.

Discussion of Homeowner's requests

- Leah and Nick have offered to install a bench on the West side of the pond along with a book library for the neighborhood
 - Approved
- With all of the roof construction do we need to establish quiet hours policy?
 - No changes will be made at this time, holding for Annual meeting.

2025 Budget Planning

- Initial review of proposed budget
 - Reviewed budget - Approved.
 - Discussed current depletion of reserves and proposed options for increasing HOA dues to rebuild the reserves.
 - Any irrigation main line repair will currently require a special assessment, which would delay repairs.
 - Pond Cleanout was \$24,000
 - New dues proposed at \$800 per property. To be voted on at the Annual meeting
- Kim and Allan will add Allan to the Vectra Bank Account.



Next Meeting/Open Forum

- Annual HOA Meeting is 12/13/2025, 10 am - 12 pm at St. Matthews Episcopal Church at 3888 27 1/2 Road
 - Agenda and budget will be distributed before the meeting.

- Homeowner questions, concerns, and suggestions (as time allows)

5:28 PM – Adjournment