

Moonridge Falls HOA Board Q3 Business Meeting Minutes

Date: 7-19-2026

Time: 7:30 PM

Location: 2521 Falls View Circle)

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

M O O N R I D G E
F A L L S

Call to Order – 7:30 PM

- Welcome and roll call – Justin, Kim, Jim, David and Allan
- Confirmation of quorum

Approval of Minutes and Financials

- Read and Approve meeting minutes from the April 2026 quarterly meeting – Approved
- Review and Approve financials since the last meeting. – Approved.

Treasurer's Report

- Summary of Dues Paid.
 - Everyone has paid dues.
 - \$0.95 interest earned from the 15K moved to a Money Market.
 - Xcel energy bills are lower due to the waterfall pump not running.
 - Financials approved by all.

Irrigation Committee Update

- Summary of current status
- Maintenance plans and concerns
 - May need to get waterfall pump fixed at Munroe.
 - Motor died (high speed pump)
 - \$5500 to replace the motor and bearings and seals
 - Recommending 4 hours per day to clean the pond.
 - Approved by all
 - Nick and Leah reporting low pressure. Large clam shells clogging the input.
 - David also having clam shell issues. Irrigation will be off for 4 hours.
 - Irrigation drain valve needs replacing.
 - David showed the new Trail signs. Approved the cost for the signs.
 - No other concerns.

Discussion of Homeowner's requests.

- Rock Replacement – quotes \$3100-\$6500
 - Includes delivery. Fall or Late Fall.
 - Approved by all
 - Kim to call and lock in the price.
- Little Library Donations
 - Proposed enclosure does not meet our needs.
 - Not Approved by all.



Governance Documents

- Reminder that the Architectural Committee must be consulted with color changes on the member houses and properties.
- Managed HOA board will run \$120 per year per homeowner. Documents would be updated by them. Recommending a presentation at the next annual HOA meeting.
- No further updates this quarter. (previous findings)
 - Policies need to be done by a Lawyer start at \$1100. (budgeted at \$3500)
 - Local firms that we reached out to did not want to touch it.
 - Long term rentals are ok. We don't have any restrictions on short term rentals. By-Laws do limit to single family residences.
 - Verify By-laws and city ordinances, campers and utility trailers to be stored behind a fence after three days.

Next Meeting/Open Forum

- October 18th at 7 pm
 - (note actual time and date may change based on availability of Board members)
- Homeowner questions, concerns, and suggestions (as time allows)

Adjournment. 9:07 PM