

MINUTES
FORTY-FIFTH ANNUAL MEETING
MEMBERSHIP OF
LAKE RIDGE ESTATES HOME ASSOCIATION, INC.
MARCH 19, 2017

The 45th Annual Meeting of the Lake Ridge Estates Home Association was held at Lake Ridge Bar and Grill located at 6504 Cherokee Lane, Jefferson County, Kansas pursuant to written notice to the membership in accordance with the By-Laws of the Corporation, for the purpose of conducting any and all business of the Corporation.

CALL TO ORDER: The meeting was called to order by President Tom Anderson at 2:05 pm.

WELCOME AND THANKS: Anderson welcomed everyone in attendance, introduced the current board and extended a special thanks to the welcoming committee. He introduced Art White, CPA with Art White and Associates.

OLD BUSINESS:

2016 MINUTES: Motion made to approve minutes by Mary Stanley and seconded by Dave Detjen. Motion Passed.

FINANCIALS: Art White went over the audited financial statements for the Home Association. He then went over the financial statement for the Lake Ridge Bar and Grill, LLC, a separate entity owned by the Corporation. Art then opened questions to the floor. Questions were raised about the 15,000 miscellaneous expenses in both HOA and Bar and Grill financials. Board to investigate further and report back at the April board meeting.

FREESTATE ELECTIC: Anderson introduced Matt Lambert with FreeState Electric. Matt informed everyone that FreeState has the same employees from LJEC. They joined with a neighboring coop. Matt then opened the floor to questions.

DUES: Anderson went over the increase in dues from 200 to 230. He explained how everything was getting more expensive and that the HOA has not increased the dues in many years. Anderson also explained how the plan would be to increase dues in smaller increments rather than the 15% increase like this year.

EXPENDITURES: Anderson gave a report of the major 2016 expenditures

TAX SALE: County had a tax sale this past year. Only a couple people actually purchased lots. Mercer indicated that interested parties may make an offer on unsold properties. The minimum bid is thought to be around \$300 + admin fees.

GROWTH IN LAKE RIDGE: 3 New house in lake ridge.

COMMITTEE REPORTS:

ENTERTAINMENT COMMITTEE: Forest explained some of the

GOLF COURSE: Ken Forest explained how he is the leason between JJ&J and the board.

WELCOMING COMMITTEE: 27 new families to Lake Ridge. No Report

PLAYGROUND COMMITTEE: April Droge announced that the playground equipment has been ordered and will leave the manufacturer April 4th. Hoping to have the new equipment by the end of April.

POOL COMMITTEE: Hayes announced Geri was unable to make the event. Hayes also explained how the board and pool committee were looking for solutions to reduce volunteer demand, while keeping pool revenues. More to be discussed at the next monthly meeting.

NEW BUSINESS:

CONTRACT EXTENSION WITH GREATLIFE: Anderson announced the contract extension with JJ&J and opened the floor to. The new contract has a 4% escalator in the new contract vs a 6% escalator in the current contract. The new contract will go into effect in 2020.

NOMINATIONS: Nominating committee was Mary Stanley and Tyson Brown. This year, we had 2 positions open - Tyson Brown and Franz Stangl. Brown is running for re-election while Bill Steeby is running for the open position. Anderson asked for additional nominations. Anderson announced a correction to the ballot. It showed that there was only 1 position open. With no other candidates, the ballots were not needed and Anderson announced Bill Steeby (not present) and Tyson Brown as the board members.

NOMINATING COMMITTEE FOR 2018: Tyson Brown and Mary Stanley agreed to be on the nominating committee for 2018.

DRAWING: The annual drawing for door prizes was contributed by local merchants was held. The following donated: Water/Sewer Department, LRE Home Association, Great Life Golf, Six Auto, McMillan Sanitation

Meeting adjourned at 3:43 pm

Submitted by:

Eric Hayes, Board Vice-President