

MINUTES
FORTY-SEVENTH ANNUAL MEETING
MEMBERSHIP OF
LAKE RIDGE HOME ASSOCIATION, INC.
MARCH 24th, 2019

The 47th Annual Meeting of the Lake Ridge Estates Home Association was held at 2 Chefs @ 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 Tyson Brown at 4:21 pm.

WELCOME AND THANKS: Mr. Brown welcomed everyone in attendance, introduced the current board and extended a special thanks to the welcoming committee.

OLD BUSINESS:

2018 MINUTES: A motion was made by Mark Mercer to approve the minutes, seconded by Franz Stangl, motion passed.

FINANCIALS: Deb West went over the 2018 financials.

The board is looking into budgeting money to get an audit every 3-4 years as it will cost around \$10,000. Deb opened questions to the floor and answered any concerns with the financials. She also itemized the expenses so residents were clear on what was spent.

EXPENDITURES: Deb also gave a report of the major 2018 expenditures.

GROWTH IN LAKE RIDGE: Construction was completed on one new home in 2018.

BREAKDOWN OF LAKE RIDGE PROPERTY: A sheet was handed out with how the lots are broken down within the Lake Ridge Estates.

COMMITTEE REPORTS:

ANDERSON PARK: Blanche Wulfekoetter informed the Board that sod was laid in areas and that she plans on opening the restrooms in April. A school group has donated flowers and paper products for the park bathrooms. The 2019 Car Show will be September 28th.

ENTERTAINMENT COMMITTEE: Julie Forest said \$1100 was raised at last years silent auction which pays for our Easter Egg hunt and Meet & Greet in December. April 20th from 11:00 am – 1:00 pm will be this years Easter Egg hunt activity for residents and family only. She is also planning an adult hunt April 13th (ages 21 and older) with food and drinks before dark. This hunt will be in the dark with flashlights.

GOLF COURSE: Tyson Brown is working with Rick Farrant trying to resolve pond issues and installing a cart path from hole 7 to women's t box on 9. Rick is looking at a filter system that will allow them to water from Perry Lake. He wants to split cost with the HOA and is still waiting on a final quote. The residents want something done with the pond on 7 t box either landscape better

or fill it in. Tyson will address this issue with Rick. The over flow on 13 pond is washed out and needs repaired soon.

WELCOMING COMMITTEE: Mary Stanley visited 8 new move ins in 2018 and has 3 to see very soon.

NEW BUSINESS:

The HOA replaced one ac unit and a 47 year old hot water heater in 2018. There were also plumbing issues addressed that hopefully will no longer be an problem. The restaurant will take on new management starting April 1st. Selby Stultz will take on this task, but will hire Tricia and Ryan Peterson to cook and work. This allowed the restaurant to get its own liquor license separate from the golf course.

The board has decided to leave the park bathrooms open so visitors can use the facility during the day. If we continue to have vandalism we will be forced to lock them and open them for private scheduled parties only.

Delinquent HOA dues are becoming a problem. The Board will meet to discuss setting higher penalties.

ELECTION:

The Board has one member coming off this year, Darryn Gillihan. Darryn has chose to rerun for another term. With no other nominees Darryn retains his position on the Board.

NOMINATING COMMITTEE FOR 2020: Franz Stangl and Mary Stanley agreed to be on this committee.

OPEN DISCUSSIONS:

Residents are still concerned with under aged kids driving motor vehicles on our streets. There are areas of roads that need care so Denny Tryon will put a list together. Some residents are still unhappy with the use of UTV's in Lake Ridge. At this time the By Laws contradict each other and need to be rewritten. Currently it is possible to drive as long as a legal licensed driver is behind the wheel.

DRAWING: The annual drawing for door prizes that were donated by local merchants was held. The following contributed gifts: Jefferson County Rural Water Dept., the HOA, Wellers Bar, McMillian Sanitation.

With no further business to address, the meeting was adjourned at 5:46