

**RIVER RIDGE
ANNUAL MEETING
2019**

Agenda

- Introduction of Officers and Committee Chairs
- Review minutes (2018 Annual meeting)
- Johnson County Sheriff – home safety & cameras
- Representative Tarwater – update from Topeka
- Existing & future projects
- Volunteer opportunities
- Financial overview
- Election of Board Members and Officers
- Open forum discussion

Your HOA Officers and Directors

- President: Jason Bartsch
- Vice President: Mike Lane
- Treasurer: John Flannery
- Secretary: Cory Finley
- Board member: Brian Cunningham
- Board Member: John Flannery
- Board Member: Mike Lane.

Reminder: All officers are volunteers; All members have a responsibility to enforce rules and protect neighborhood property and people.

Committees

- Architectural Review: Jack Southerland
- Social Chair: Alyssa Jennings
- Beautification: Brady Wombolt
- Welcoming: HA-KC / Sean & Lexie Tarwater
- Pool / Recreation: Jason Bartsch

All Help Provided is Greatly Appreciated!

Meeting Minutes

- Review of 2018 Annual Meeting Minutes

Sheriff's Department & County Commissioner Office



Certificate of Recognition

BY THESE PRESENTS, BE IT KNOWN that the Board of County Commissioners of Johnson County, Kansas, presents this Certificate of Special Commendation to:

The River Ridge Community

Whereas, Johnson County Sheriff's Master Deputy Brandon Collins was killed in the line of duty on September 11, 2016, while performing a routine traffic stop along U.S. 69 Highway in Overland Park, Kansas.

Whereas, Kansas Senate Bill 375 was signed into law on May 4, 2018 designating certain segments of highways as memorial highways for Master Deputy Brandon Collins and members of the Kansas Highway Patrol killed in the line of duty.

Whereas, Members of the River Ridge Community came together to help raise funds for signage dedicating U.S. 69 Highway from 167th Street to 215th Street in Johnson County in honor of Master Deputy Brandon Collins.

Whereas, the Johnson County Sheriff's Office is truly grateful for the partnership with Johnson County citizens and strives to make the community a safer place to work, play and raise a family.

Therefore, be it resolved by the Board of County Commissioners of Johnson County, Kansas, that the River Ridge Community be recognized for their support of local law enforcement.



Signed, Sealed & Presented this the twenty eighth day of June
in the year 2018.
Board of County Commissioners
Johnson County, Kansas


ED EILERT, Chairman

Recognition of River Ridge communities
support of local law enforcement.

Members if River Ridge came together to
Help raise funds for the signage on 39 highway
Dedicated in honor Deputy Brandon Collins.
Kansas Senate Bill 375 was signed into law,
May 4, 2018

Completed Projects

- Tennis courts resurfacing
- New Playground
- Added security cameras
- Reattached dock at the west pond
- Dead tree removal
- Saplings cut from spillway at west pond
- Additional solar lights at entrances
- Other various smaller projects

Completed Projects



Completed Projects



Potential Projects for 2019

- Gravel for back parking lot of pool
- Pool Deck – repair concrete at shallow end
- Pool furniture replacement as needed
- Big Spring Clean Up – due to tree limbs down

Neighborhood Watch

- The River Ridge Neighborhood Watch is not sanctioned by the River Ridge board
- Completely volunteer activity
- Work closely with the Sheriff department
- Service hours are accepted by Blue Valley
- Great way to build time for a teen driver
- Spring is around the corner and activity is up
- They are in desperate need of volunteers
- Mike makes himself available all night for emergencies
- **Sign up form is in the back**

Mike Lane Mikeopks@aol.com 816-510-2641

Committee Chairs

- All committee chairs are appointed by the board
- All committee chairs have plenty of room and agenda items for many volunteers
- Lists are at the back of the room to sign up to help at the pool functions and for daily pool closing (10:00 pm every day)
 - Pool closing volunteers are needed for 1 week segments all Summer long
 - **ANY HELP PROVIDED IS GREATLY APRECIATED!**

Committee Reports - Beautification

Committee Chair: Brady Wombolt

- 2019 Contract with Seasonal Solutions for Spring cleanup will be completed later this Spring: mulch, trimming, leaves etc.
- Common Area mowing weekly & back pond mowed every other week
- Entry flowers, mulch and maintenance
- HOA has assumed responsibility for all RRF common areas

Committee Reports – Recreation/Pool

Recreation/Pool Committee Chair:
Jason Bartsch

- Pool Opens: Memorial Day
- Pool Closed: Labor Day
- Hours Open 10:00am – 10:00pm
- Pool Serviced Monday thru Saturday

Pool closing volunteers needed WEEKLY...
please sign up!

Committee Reports – Recreation/Pool

- Pool care
 - This year we will be contracting maintenance and services to a pool services contractor. They will do the daily chemical treatments and keep the pool up to code for safety.
- Back parking lot
 - The security light seems to be doing a nice job of keeping that area less of a hiding spot at night.

Neighborhood Parties!

Committee Chair: Alyssa Jennings

- Luau: Saturday, June 22
- Fiesta: Saturday, Aug 10
- Wine Tasting Aug TBD
- Fall Festival: Saturday, Sept 28
- Trunk-or-Treat: Saturday, Oct 26

Volunteers needed for planning, set up, and clean up!
Dates subject to change

Volunteer Sign-Up

- 4 weeks prior:
 - A request/sign up will go out on eNeighbors/Sign-up Genius
 - Please sign up – we need your help

Committee Reports - Welcoming

Committee Chairs: Sean & Lexie Tarwater

- HA-KC handling all paperwork for new residents
- New residents welcomed to RR community
 - General information, pool key, and website login letter, gift basket filled with local food items
- Website – www.eNeighbors.com
 - Home Page
 - Event Calendar
 - Resident Directory
 - Resources

Trashy News!

- Our contract is with Waste Management
 - Jan 1, 2019 was the renewal date for a new 5 year term.
 - Yard Waste every week
 - Bulk pick up once a month – check eNeighbors for the specific date each month.
 - If scheduled, appliance pickup is free
 - (See e-neighbors for details and yard waste dates)

Neighborhood Concerns

- RRF is the best community to live in socially, economically, philanthropically, and cordially.
- Our neighbors are very good about communicating with each other and handling their own disputes, rarely escalating them to the board.
- Once escalated, we have an excellent track record of finding friendly resolve.
- Please keep in mind that the HOA can not act as Sheriff's Department.

Complaint Corner (continued.)

Common issues/complaints:

- Trailers in driveway for extended periods of time.
- Unsupervised Dogs: This is a topic that is always a big issue. We prefer dogs be supervised when off the leash. However, we do not write the leash laws for Un-incorporated Johnson County.
- Trash Cans: Trash cans should not be left at the street after collection is complete, and should be stored out of sight.

Please respect your neighbors and the neighborhood

Committee Reports – Finance

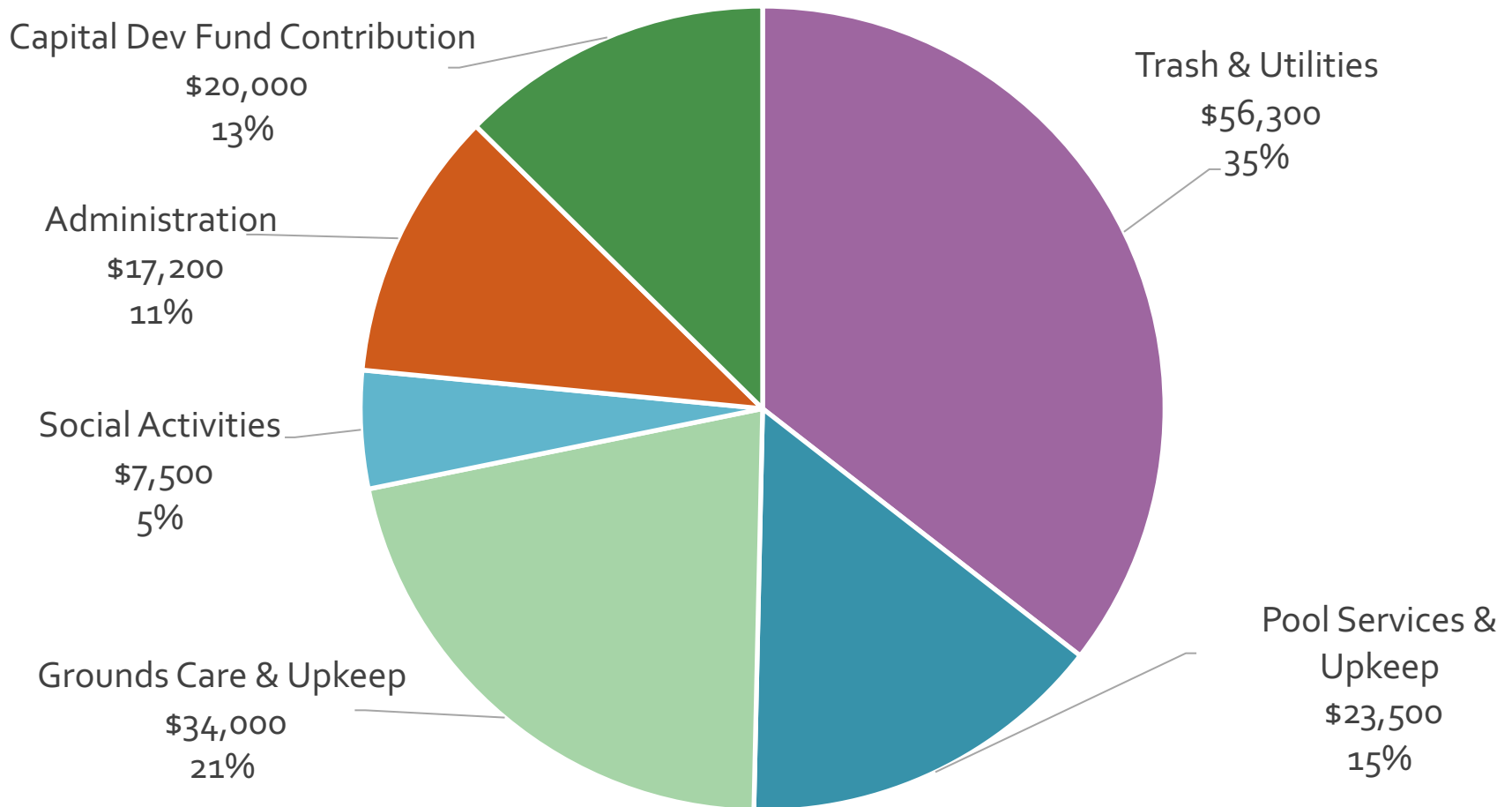
2019 Financial Highlights

| River Ridge Farms HOA Finance Report | 2016 Actual | 2017 Actual | 2018 Actual | 2019 Budget |
|--------------------------------------|-------------|-------------|-------------|-------------|
| Income (Dues & Interest) | \$141,048 | \$141,386 | \$191,073 | \$178,500 |
| | | | | |
| Admin & Insurance | \$20,090 | \$18,158 | \$21,819 | \$24,716 |
| Grounds Care & Amenities Maintenance | \$33,862 | \$28,281 | \$118,726 | \$54,000 |
| Pool | \$20,312 | \$85,806 | \$18,821 | \$23,500 |
| Utilities & Trash Service | \$44,889 | \$46,453 | \$47,857 | \$56,284 |
| Transfer to Capital Improvement Fund | \$0 | \$0 | \$15,000 | \$20,000 |
| | | | | |
| Total Expenses | \$119,153 | \$178,698 | \$222,223 | \$178,500 |
| | | | | |
| Number of Homes in HOA on Jan 1 | 265 | 272 | 285 | 292 |
| | | | | |
| Budget Balance | \$21,895 | -\$37,312 | -\$31,150 | \$0 |

2019 Budget – Prior Yr. Comps

| RRF HOA - Expense Review | 2016 Actual | 2017 Actual | 2018 Actual | 2019 Budget |
|--|------------------------|------------------------|------------------------|------------------------|
| Insurance | \$4,997 | \$5,439 | \$5,668 | \$6,500 |
| Kansas Taxes & Tax Prep | \$150 | \$347 | \$336 | \$400 |
| Social Activities | \$6,475 | \$6,343 | \$6,731 | \$7,500 |
| Communications & WIFI | \$995 | \$1,582 | \$1,955 | \$1,000 |
| Other Admin (HAKC, Postage, Legal, etc) | \$8,468 | \$4,447 | \$8,089 | \$9,316 |
| Beautification / Grounds Care | \$20,700 | \$22,229 | \$30,504 | \$34,000 |
| Capital Projects - current year | \$13,162 | \$6,052 | \$88,222 | \$20,000 |
| Pool Service | \$11,225 | \$12,363 | \$13,528 | \$14,000 |
| Pool Maint - Improvements, Keys, Furniture | \$9,087 | \$72,856 | \$4,334 | \$10,500 |
| Utilities - Trash | \$39,168 | \$42,101 | \$43,670 | \$51,684 |
| Utilities - Water & Electric | \$5,720 | \$4,352 | \$4,186 | \$3,600 |
| Transfer to Capital Development Fund | \$0 | \$0 | \$0 | \$20,000 |
| Total Expenses | \$120,147 | \$178,111 | \$207,223 | \$178,500 |
| Number of Homes in HOA on Jan 1 | 265 | 272 | 285 | 292 |

2019 Budget



Election of Board Members

- Three board member positions held by Brian Cunningham, Mike Lane, John Flannery
 - Two year term
 - We will be voting tonight on 2 BoD seats:
 - John Flannery
 - Mike Lane

Officer Nominations

- HOA Officers
 - President
 - Vice-President
 - Treasurer
 - Secretary
- All offices are one-year terms

Open Discussion

- Topics from the floor
 - Questions, concerns, items of interest from residents.

Thank You