

River Ridge Farms ± Homes Association

16000 Kenneth Road, Stilwell, KS

Association Meeting Minutes

Meeting Date: June 17, 2019, 2019

Location: Cornerstone Presbyterian Church, 13300 Kenneth Rd., Leawood, KS 66209

Meeting was called to order at 7:00

Jason Bartsch facilitated a welcome and introductions of those in attendance

Officers and Board Members in Attendance:

Jason Bartsch - President

Mike Lane ± Vice President / Board Member

Committee Chairpersons in Attendance:

Amy Coleman - Social Chair

Brady Wombolt ± Grounds Committee Chair

Other Attendees:

Chris Houghton

Jack Cwach

Rick Krause

Toni Erickson

Bill Kraybill

Tom Van Goethem

Conrad Stolze

Elaine Stolze

Minutes Review ± May 20 meeting

- No objections, omissions, or updates were noted
- Minutes were approved

Officer Reports:

Treasurer's Report

Monthly Financials for May 2019 were passed out and posted.

Pool and Recreation Committee Report

- Pool was re-inspected by Johnson County and passed in all areas.
- Gates were repaired and operate properly.
- Members are encouraged to ensure gates close behind them
- All signage in pool area was replaced and new first aid kit installed.

Groundskeeping / Beautification Committee Report:

- Members Elaine & Conrad Stolze made a proposal to landscape the stone tiers on north end of front pond. They also volunteered to maintain and water any potential landscaping. Grounds Chair Brady

Wombolt will be discussing options with Seasonal Solutions and will seek bids for landscaping tiers and erosion prevention.

Member Toni Erickson made request at meeting, and Phil & Daria Byrne made written requests, to have the west side HOA flower beds replanted to replace all the landscaping that was removed because of dying plants. It was agreed that Grounds Chair Brady Wombolt would seek bids to landscape these areas with non- irrigating plants or rockscaping to improve overall appearance.

Mike Lane will be contacting Johnson County Public Works to follow up on front pond guardrail repair and trimming the tops of Kenneth Road walls.

It was decided that the HOA grounds maintenance will be responsible for maintaining a 25 feet shoreline easement at the front pond. Keeping area mowed and weed whacked. There will also be spraying if poison oak or poison ivy return.

Tom Van Goethem, Elaine Stolze and Conrad Stolze all agreed on this plan.

Social Committee Update

- Amy Coleman gave an update on the June 22nd pool party plans. There will be a Mexican theme with food cooked fresh at the pool by Dos de Orosos Resturant food trailer. Jack Cwach and Chris Houghton volunteered to help with beverages and ice.
- Amy will establish an events schedule and intends to respond to residents' requests to include more activities for families.

No other committee updates were presented

Old Business

- Previous question about pathway from rear pool parking lot to green space was investigated and it was determined the property is privately owned by residents not HOA.

New Business:

Financial Reserve Study

Board members John Flannery, Jason Bartsch, Mike Lane and resident Rick Krause attended a Reserve Study presentation by Representative of a reserve study consulting group and from a Kansas HOA attorney. Jason Bartsch and Rick Krause talked about the advantages to having a study for RRF. The HOA is currently exploring bids for having a reserve study done for our HOA. This can be an essential part of future planning and future cost projections. The current board is committed to ensuring our reserves will be enough to cover future needs without having to resort to assessments. Information on Reserves Studies is posted on eNeighbors. Anyone with questions can contact Board members John Flannery, Mike Lane or President Jason Bartsch.

Additional comments and topics for consideration:

No additional comments or topics were requested.

Meeting Adjourned at 7:55 pm