

# *River Ridge Farms ± Homes Association*

16000 Kenneth Road, Stilwell, KS

*Association Meeting Minutes*

*Meeting Date: July 15, 2019*

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

## **Board Members, Officers, and Committee Chairs in Attendance:**

Mike Lane - Vice President, Board Member

John Flannery - Treasurer, Board Member

Brian Cunningham - Board Member

Cory Finley - Secretary

## **Other Attendees:**

Chris Haughton

Jack Cwach

Lori Davies

Mark Parker

7:01 - meeting was called to order by Mike Lane

## **Minutes Review**

- Minutes from 6/17/19 meeting were reviewed
- No updates were noted
- Minutes were approved

## **President® Report**

- No updates to report

## **Vice President® Report**

- No updates to report

## **Treasurer's Report**

- Dues Update
  - o John Flannery reviewed the delinquency report
  - o John noted that 2 liens has been established due to delinquent dues
  - o John noted that members approaching certain past due balances were receiving letters regarding unpaid dues.
- Reserve Study Proposal
  - o John presented a proposal to have a reserve study completed
  - o The cost of the study is approximately \$3,000
- Reserve Study Discussion
  - o Lori Davies inquired about the goal of the study and raised an issue regarding an insinuation that the study would be used as justification to increase dues.

- o Jack Cwach, Lori Davies, Chris Houghton, Mark Parker and Mike Lane had a discussion regarding the qualifications of the company performing the study, the purpose of the study, and how the board will use the findings.
- o John indicated the board will use the findings of the study to help guide financial planning decisions. The board is not required to adhere to any recommendations or findings of the study.

### **Secretary's Report**

- No updates to report

### **Grounds Committee Report**

- Mike Lane reported bids have been collected for various maintenance projects in the enclave and other common areas including surrounding the ponds. Bids are being reviewed.

### **Pool and Recreation Committee Report**

- Mike Lane reported the pool has been in good working order, has generally been busy.
- Several pool chairs have been damaged and will be reviewed for replacement.

### **Social Committee Report**

- Wine tasting event with Aubrey Vineyards is scheduled for August 6th
- Summer Pool Party <sup>a</sup>Chillin' and Grillin'<sup>o</sup> is scheduled for August 10th
- The possibility of a <sup>a</sup>Movie Night<sup>o</sup> themed party is being planned, locations are being explored.
  - o The tennis court will not be used due to the possibility of damage to the court surface from chairs or other items.

### **Welcoming Committee Report**

- No updates to report

### **Architectural Review Committee Report**

- All recent submissions have been addressed and approved
- Recent submissions have been related to fence material exceptions

### **Old Business:**

- All old business has been addressed in Officer and Committee Reports

### **New Business:**

- Chris Houghton brought up an issue regarding the sidewalk on the SW corner of 162nd St. and Kenneth Road being washed out and undermined.
  - o Mike Lane will inquire with a contact at the Johnson County Public Works office to establish responsibility and appropriate next steps.

7:30 - meeting was adjourned