

# *River Ridge Farms ± Homes Association*

16000 Kenneth Road, Stilwell, KS

*Association Meeting Minutes*

*Meeting Date: August 19, 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  
Brady Wombolt ± Grounds Committee Chair

## **Other Attendees:**

Rick Krause  
Elaine Stoltz  
Jack Cwach  
Sean Tarwater

7:05 - meeting was called to order by Mike Lane

## **Minutes Review**

- Minutes from 7/15/19 meeting were reviewed
- No updates were noted
- Minutes were approved

## **President's Report**

- No updates to report

## **Vice President's Report**

- No updates to report

## **Treasurer's Report**

- John provided a financial overview:
  - o Expenses are tracking to the budget
  - o John summarized the delinquency report

## **Secretary's Report**

- No updates to report

## **Grounds Committee Report**

- Brady is in the process of collecting bids for the 2020 season as well as other areas that need grounds maintenance attention.
- Member Elaine Stolze raised an issue regarding landscaping surrounding the entrance (East / front) pond.
  - o The area surrounding the pond in places is particularly rocky near 158<sup>th</sup> Terrace.
  - o Brady is in the process of collecting bids and reviewing plans for planting or other

## **Pool and Recreation Committee Report**

- Additional security measures have been installed to ensure the gate can only be opened with a key.
- Jack Cwach informed the Tennis court is showing two small (quarter sized) paint chips, Kevin Tee was engaged and made appropriate repairs.
- Leaves and other seasonal debris should be better maintained and/or kept clear, Jack and other tennis players have been blowing leaves and misc. seasonal debris from the court surface
- Pool is planned to be closed following the Labor Day weekend.
- Members who encounter or observe unruly, disrespectful, or delinquent behavior by unattended miners any community common area should contact the board to address the issue.

### **Social Committee Report**

- Wine tasting event with Aubrey Vineyards on August 6<sup>th</sup> was a success
- Summer Pool Party 'aChillin' and Grillin'<sup>o</sup> on August 10<sup>th</sup> was a success
  - o Jack Cwach advised he has some fish left over (approx. \$20) and inquired about using for another gathering.
    - Jack was advised after the meeting that he can keep the fish, personally, or do otherwise as he prefers. The HA would prefer to not serve food that is not fresh at any community function or event.

### **Welcoming Committee Report**

- Welcoming committee is making changes to the gift basket offered to new members.
  - o Perishable food items will no longer be included in the gift basket.
  - o The Committee is exploring including more informational community and area literature.

### **Architectural Review Committee Report**

- No updates to report

### **Old Business:**

- Mike Lane has contacted Johnson County Public Works contacts regarding the sidewalk on the South West corner of Kenneth Road and 162<sup>nd</sup> Street.
- Kansas Gas is planning to make repairs to the guard posts surrounding the gas pipe near the East pond.

### **New Business:**

- No new business to report

### **Open Floor Topics:**

- Rick Krause inquired regarding the financial reserve study.
  - o John Flannery informed the board is planning to proceed with the reserve study. The study will be conducted in approximately 11 weeks and will take 4 weeks to compile. Study is expected to be delivered in early 2020. The total planned cost of the study is \$3050.

7:35 - meeting was adjourned