

Annual Homeowners Meeting
Reflection Ridge October 18, 2023
Minutes

Board Members Present

Brian Sheern	Jim Rogers	Al Lieberum
Charles Bruce	John Lowman	Sally Lackey
Connie Lowman	Mark Stafford	Theresa Lapierre
Daniel Lenz	Tess Harlow	Mark Cloud
Dave LaPierre		

The meeting was brought to order by President Daniel Lenz at 6:58 p.m. Following the introduction of the board members, Dan reviewed the agenda items.

Dan gave the WPD report provided by officer Lori Kimrey, as she was not able to attend. We are reminded to close garage doors and keep all outside property secured. Continue to call 911 so a report can be made, or if not an emergency, you can email Lori at lkimrey@wichita.gov. Call your neighbor if you notice their garage door is open.

The minutes from last year's meeting of October 13, 2022, were approved as written with a motion by Brian Sheern and seconded by John Lowman.

Daniel reviewed the State of The Ridge, stating that we are in very good standing as supported by strong home sales. Reflection Ridge remains a great place to live.

Committee Reports:

The Nominating Committee is chaired by Brian Sheern. All Board members have an initial commitment of 3 years. President Daniel Lenz nominated Vice President Brian Sheern to the position of President. Dan will move to the position of Past President. This motion was made by Jim Rogers, seconded by Dan and unanimously passed.

As chair, candidates for the following positions were presented by Brian. A brief personal bio of each candidate was given at the introduction of each individual.

Vice President: Joe Madden. As there were no nominations from the floor, Brian moved to approve the nomination. Connie Lowman seconded and the motion passed unanimously.

Architectural Committee Chair: Buddy Probst. This position is being vacated by Dave LaPierre. Brian moved to approve the nomination and Mark Stafford seconded. The motion passed unanimously.

Covenants Chair: Linaka Probst. Linaka has held this position since June as interim chair. An official nomination is required when an open position is filled mid-term by the Board of Directors. The motion to approve the nomination was made and seconded. The motion passed unanimously.

Financial Report: John Lowman, Treasurer reported that our current financial condition remains in excellent standing, although the budget for 2024 exceeds our income. With the constant increase in the cost of services required by the HOA, it may be necessary to have a dues increase in the next year or two.

A homeowner asked about a mowing contract, an explanation of “discretionary expenditures” and the golf course allocation. We are currently under contract with Tree Top for mowing services. Discretionary expenditures are described as negotiable expenditures, i.e. those items not under contract, such as tree trimming/removal or special projects requiring bid. The golf course allocation is outlined in our covenants and is a fee assessed by the golf course to assist in the annual maintenance expenses incurred by them. This expense will continue to be a budgeted item until the golf course is dissolved.

Another homeowner inquired about the rip rap around the lakes and the unkempt areas around golf course property. The only HOA body of water is at 29th and Ridge Road. John & Brian will set a meeting with the General Manager of the golf course to discuss these issues. ***AI**

Delinquent homeowners are at an all time low. Two (2) liens were recently filed for non-payment per our delinquent policy.

John initiated a “score card” assessment with our accounting firm to track reporting issues which resulted in more timely receipt of financial information, including all payments they provide on behalf of the HOA.

A motion was made by Brian to approve the budget as presented and seconded. Motion was unanimously carried.

Covenants Committee: Linaka gave the report on covenant issues. A written, signed complaint must be filed. Our covenants state all complaints be submitted to the HOA president. Most issues this year have been cars parking on the street.

A homeowner inquired about mailboxes. Not everyone has the same style of mailbox. A Locking mailbox is not required. It is not possible to force a homeowner to purchase a new mailbox simply to ensure uniformity.

Another homeowner asked if we ever “audit” our covenants. Dan explained that changes to our covenants are done by Addenda or Amendment, as outlined in our covenants.

Commons/Infrastructure Committee: Al Lieberum reported expenses this year include tree removal, overseeding of common areas and mainline water leaks from aging sprinkler systems. There is a tree at the west playground yet to be removed this year. If you notice a downed tree limb on common property, contact Al at rrhoacommons@gmail.com. Al thanked Paul & Jim for their help and Ken Schutte for removing the trash from the container at the north playground area after the mowing season has ended.

Jim Rogers walked us through the drainage project at the north end of 29th street to Ridge Road behind the perimeter wall. Years in the making because the City was involved, we were required to have a professional engineering company review. That cost was \$13,000. The first bid was let for construction with NO response. Jim expressed his gratitude to Steve Lackey, a retired City Engineer and former Board member for his help, adding they would probably still be trying to complete the project if it weren't for Steve's guidance. The process began in 2021 and was completed in May of 2023. Total cost - \$48,000 .

Jim also spoke of the playground equipment in both locations. Although his committee has made minor repairs for safety concerns, it was determined that a proper inspection be performed by professionals. A fee of \$1,500 produced a favorable report on the equipment. However, new swings will be required to meet standards.

Architectural Committee: Dave LaPierre reported 152 projects for the year, including 23 painting, 18 decks, 15 roofs and lots of landscaping Dave thanked his

committee Ken Schutte, Buddy Probst, Mark Cox, Larry Combs and Theresa LaPierre for their service.

Welcome and Facebook Committee: Sally reported almost 600 members on the HOA facebook page. The facebook page is working well, with inquiries from non-residents to join being the most time consuming for Sally to vet. Becky Whitacker works with Sally by delivering the welcome information to new homeowners.

Spring & Fall Clean-up: Mark Cloud gave the report on dumpster days, stating the dates for the April 2024 service will be the 2nd and 3rd Saturdays. This past April trash invoice totaled \$3,051. Most of that cost was due to the number of mattresses (31 total) being dropped off. The first 3 dumpsters are free excluding disposal fees by the landfill which is charged by weight. All things considered, it is still a valuable service to our community and Northridge Lakes who provides volunteers and pays a percentage of our total cost.

Old Business: Dan reviewed the annexation of the playground piece of land discussed last year behind and east of the tennis courts at the clubhouse. Digging into questions surrounding this issue, Dan learned that the registrar's office had not transferred the ownership when the golf course was purchased by its current owner in 2006. This piece of property was originally transferred to the HOA in 1997.

There are several small commons areas that are not accessible to everyone, but are maintained by homeowners. Deeding these areas to individual homeowners was determined to be too involved and/or complex to be pursued.

New Business and Off Agenda Items: A homeowner commented that a dues increase would not be a problem and should be considered sooner rather than later. Another homeowner questioned our CDs and placement of any excess funds.

A new community directory was discussed. The company who provided those to us at no charge has retired. Different format options were discussed along with the homeowner's information being available to the general public.

The meeting adjourned at 8:48 pm

Connie Lowman, Secretary