

**Reflection Ridge Annual Homeowners Meeting
October 23, 2024**

Draft Minutes: Subject to HOA Board Approval at next Board Meeting

Board Members Present:

Brian Sheern	Joe Madden	John Lowman
Jim Rogers	Al Lieberum	Linaka Probst
Buddy Probst	Mark Cloud	Sally Lackey
Mark Stafford		

The Meeting was brought to order by President Brian Sheern at 7:00PM.

Wichita Police Department Report by Officer Lori Kimrey:

- Officer Lori Kimrey provided the WPD Report.
- She reminded us to keep all valuables out of vehicles.
- She encouraged us to not mail checks from our mailboxes but to take them to the blue boxes to mail.
- Regarding kids on golf carts: If we see kids on golf carts, please email Officer Lori Kimrey at lkimrey@wichita.gov (she works Monday-Thursday, so if you send an email on Friday, she might not get it until Monday). She will need you to give her information on the cart and the address of the kids so she can address the situation with the parents. She will give a warning and then a ticket if the underage kids continue to drive the golf cart in the neighborhood. It is illegal to drive a golf cart without a license and she expressed to us the dangers of it as well.

Welcome and introduction of the board members.

The minutes from last year's meeting of October 23, 2024 were approved as written with a motion by Brian Sheern and seconded by Jim Rogers.

Nominating Committee (Brian Sheern):

- Open Secretary Position-Linaka has been filling in as interim since Connie Lowman's retirement.
- Kyle Green nominated himself for the position.
- Kyle Green was voted in as the new secretary for a 3 year term.
- Al Lieberum and Jim Rogers, both on the Commons/Infrastructure Committee, terms are up. It was suggested to stagger these terms by Mark Stafford so in the future, they wouldn't both go off the board at the same time. The motion was

made to nominate Al Lieberum to a 3 year term and Jim Rogers to a 2 year term. Unanimously passed.

Financial Committee (John Lowman):

- John provided us with the budget and financial records
- Discussion on a dues increase:
 - Bylaws state the board can increase up to 10%
 - Current dues are \$82.50/quarter, proposing \$91.00/quarter (10%)
 - Yearly is \$330 now, with increase they would be \$364.00
 - The increase in dues is still lower than most HOA's dues.
 - Reasons for needing an increase are irrigation maintenance and our Tree Top mowing contract.
 - Motion to increase dues to \$91/quarter was made by Briane Sheern, seconded by Al Lieberum. Unanimously passed.
- Delinquent Dues:
 - Currently have only 2 liens on properties
 - There is \$2000.00 in delinquent dues/interest
- Golf Course Allocation:
 - It was mentioned by a couple of homeowners that the Golf Course Allocation is a big sum of money that could help our budget.
 - The Golf Course Allocation is in our bylaws, in order to change this, it would take $\frac{2}{3}$ vote of the neighborhood to do an Addendum to Bylaws.
 - Discussion on possibly phasing out the allocation over a course of 5 years.
 - Making a covenant change takes time and work to get done.
 - The decision to make any changes needs to be done at a later date, if at all. Brian and some of the board will set up a meeting with the club to discuss what these funds are used for, etc before proceeding with any steps of change.

Covenants Committee (Linaka Probst):

- We had three properties that were discussed and approved to access liens should violations not be corrected at a special meeting held February 7, 2024. The right to access liens was in effect until violations were corrected or until the next annual meeting in 2024.
 - 28** N Tee Time Ct—No fines were accessed and there were no other violations during this time period. The violation notice is now expired effective October 23, 2024.

- 73** W Reflection Ct—No fines were assessed and there were no other violations during this time period. The violation notice is now expired effective October 23, 2024
- 22** N Tee Time Ct—\$50/week fines have been assessed that started March 11, 2024. The fines are still being assessed to date.
 - Violations addressed and voted on violation were; Siding replaced and/or repaired, old basketball goal removed, Yard and landscaping maintenance, and broken garage lights replaced. So far, the siding has been replaced and the yard/landscape is currently cleaned up.
 - There have been numerous attempts to contact the homeowners including letters and phone calls, no response from homeowners, and there has also been no contact with the Arch Committee to the changes being made on the home.
 - Homeowner has paid some of the fines/dues but is now delinquent \$581.47.
 - A motion was made by Brian Sheern to continue the \$50/week fines until all violations are corrected or until the next annual meeting in 2025, seconded by Buddy Probst, and unanimously passed.
- New home for discussion to assess fines for violations
 - 28** N Wild Rose Court
 - Complaints for backyard maintenance, mowing, weeds, and dirt yard. Homeowners have owned the home since 2020, most seasons, the backyard was mowed 1-2 times for the entire season. This past season, after sending the homeowners a letter of violation, the yard was mowed 3-4 times. The yard still remains overgrown most of the time, lots of weeds, and dirt areas. We have requested that the homeowner get the weeds under control, mow frequently, and plant grass. There have been two letters, two phone conversations, and emails with the homeowner since May of 2024. The homeowner has sent plans from a landscaping company, but we are just asking for regular maintenance. The committee has asked them for an estimated date of correction with no response.
 - A motion was made by Brian Sheern to assess \$50/week until the yard is weeded, grass planted, and landscaping cleaned up. These fines would be assessed until the homeowner corrects all violations or the next annual meeting in 2025, seconded by Jim Rogers, and unanimously passed.
- The committee has received complaints of vehicles in the street, so a reminder that vehicles need to be parked in the driveway or garage.

Architectural Committee (Buddy Probst):

- 105 projects were submitted to the committee for review
- 18 decks, 2 fences, 28 landscaping, 10 misc, 20 house paintings, 4 patios, 2 playsets, 10 roofs, 3 sidings, 1 solar, and 7 windows.

Commons/Infrastructure Committee (Al Lieberum and Jim Rogers):

- Large Expenditures
 - \$6000 New Controllers
 - \$29,000 New Signs
 - \$32,000 New pump and Motor
- Homeowner Trees hanging over the wall on 29th street, Ridge, and 21st need to be trimmed back so they do not interfere with commons trees and mowers.
- Low Branches that interfere with pedestrians on the sidewalk should also be trimmed.
- Tree Top's commons maintenance contract expires at the end of this year. Had a large increase in the proposal. Solicited bids from two other companies, those bids came back higher than Tree Top. A two year contract was signed with Tree Top.
- They have raised branches at all entrances, along Tee Time between Reflection Road and 21st Street and Reflection Road in the Morning Dew Area.
- Many Thanks to Jim Harmes, Paul Heitkotter, Ken Schuette, Becky Rogers, Liz Lieberum, and Craig Pate for their help during the year.
- If you see something, please email the Commons Committee so they can address it.
- Pictures of the new signs were displayed for those that wanted to see what they were going to look like.
- Playground- Safety is always a priority. The North Double Slide had what could be a choking hazard, the company was contacted and it was fixed two weeks ago. All equipment has been inspected and as of right now there are no concerns.

Welcome and Facebook Committee (Sally Lackey):

- Facebook is good for communication.
- 13 New Homeowners since the last meeting.
- Sally has decided to step down as a board member and just remain on the committee. Thank you Sally for your time served on the board.

Spring and Fall Clean-up (Mark Cloud):

- Spring Clean-up totaled: \$2369.52
- We have not received the bill for Fall.

- On 10/12, the dumpsters are supposed to be 40 yards but 30 yard dumpsters were brought. Waste Connections will credit us for one haul off due to this error.
- Dumpsters cost: \$175/haul plus tonnage. Mattresses cost \$50/each. We get 3 free hauls.
- Volunteers: To keep this event going, it is going to require for neighbors to volunteer. We have 562 homes in RR, add the Northridge homes we have 712. This event only requires 20 people for 2 hour slots but it is getting hard to fulfill the schedule. The same ones are working it for multiple shifts and a lot of times both days.

Comments from homeowners in attendance:

- Fiber AT&T- These are going in the utility easements of properties. If you have damage or problems, the homeowner would need to contact AT&T. There is nothing the RR HOA can do.
- It was mentioned that Waste Connections offer 1 bulk haul off per household a year for free. The board will research this and if this is correct, it can go in the newsletter. Update: It is not in our contract to receive a free haul off, there is a charge to use the bulk haul off service.
- Homeowners on the 2800 block of Wild Rose spoke about the rock around the pond, and the flapping of the ground barrier. Al and Jim will take a look at the ground barrier and fix it. Rock is not an option as of right now due to the high cost. Spraying weeds was mentioned and the weeds are sprayed 3 times/year.

The meeting adjourned at 8:24pm

Linaka Probst, Interim Secretary