

Amber Meadows HOA Board Meeting Agenda

Meeting: Monday, June 26, 2017 6:30am, Price Chopper, 135th & Quivera

1. Roll Call
2. Mark Epstein – HOA Lawyer – Questions & Answers
3. Homeowners Minute - HOA members discussion of issues
4. Approve meeting minutes from 4/10/2017.
5. Reports of Officers
 - a) President Minute – Mark Duman
 - a. Request status on outstanding Budget items;
 - i. Pool (Camera/Conduct repair, Elijah)
 - ii. Pool (Rocks around pool fence, Elijah)
 - iii. Grounds Landscaping (Fence replacement, Patrick)
 - iv. Web, Online & Proxy Voting (Patrick)
 - b. Homes (3) in disrepair; two on Garnett Lane (both repaired no issues will be removed from list), one on Flint (on going)
 - c. Proposed changes to By Laws & Restrictions
 1. Allowing for wrought iron fencing
 2. Allowing for garbage cans on the side of a house, but hidden behind a fence or other approved structure
 3. Allowing for detached sheds that are no more than 5 or 6 feet tall. Matches house colors and roofing. (Basically small, free-standing external storage).
 - 3.1. This would be essentially the same thing as the current option for sheds, the only difference being that this option is detached from house and has a height limit to prevent eyesores.
 - 3.2. Maybe add an addendum that the cannot be seen from the street unless on a corner lot where that is unavoidable except where they have a tall fence (which could be a rule workaround).
 - 3.3. Other possible rules:
 - 3.3.1. Allowing small free standing structures for storage purposes that are not visible from the road in front of the house. (In other words, the back yard only)
 - 3.3.2. These structures may not exceed the height of the tallest fence in the surrounding yard or 6ft, whichever is greatest.
 - 3.3.3. These structures must comply with the paint color regulations. Even if they are plastic/vinyl. The colors themselves must still be earth tones.
 - 3.3.4. The structures are not required to have the same roofing as the house as long as the roofing appearance is not offensive and either has a close color match to the house's roof OR meets the paint color regulations as well.
 - 3.4. This is for homeowners that don't really have any space on the back or side of their house to attach a shed directly to a house due to things like window, air conditioner, venting, and utility placements. It is unreasonable and unfair to prevent people from building sheds in those conditions.

4. Improved flexibility of HOA rules/bylaws. The 10 year gap is much too large and does not account for how rapidly people's needs are changing these days.
 5. Allow for solar shingles, such as those that [Tesla](#) is selling now.
 6. We should also consider blocking restrictions that cause undue economic burdens upon homeowners. This is another one of those compromise changes. The idea here is that the HOA may not enforce any regulations that cost excessively more than alternative options if aesthetically pleasing and affordable alternatives are available and presented. By adding the aesthetics addendum we are still protecting home values. While at the same time allowing for more flexibility. A good compromise.
- b) Vice President Minute – Elijah Buchholz
 - c) Treasurer – Kyle Kuhlman
 - d) Architectural Committee – Karen Bartelli
 - a. Monument cleaning completed
 - b. Concrete driveway (12758 Bond)
 - c. Replace wooden fence with black metal fence
 - e) Grounds and Landscaping – Jay Northington
 - f) Pool Manager – Kurt Miller
 - g) Secretary – Karen Bartelli
 - h) Social Events – Elijah Buchholz
 - a. July 4 Parade – Any Outstanding issues?
 - i) Welcome Wagon – Kyle Kuhlman
 - j) Webmaster – Patrick Thurmond
6. Unfinished Business
 7. New Business
 8. Meeting dismissed