

Amber Meadows HOA Board Meeting – Minutes

Date: March 7, 2015

Location: LaMar's Donuts - 12520 Quivira Rd, Overland park

Attendance: Patrick Tryban, Janie & Tim Godfrey, Elijah Buchholz, Mark Duman, Gerry Flurer
Guest – Doug May, Home Association Solutions LLC

Minutes:

- A. Unpaid Dues – Obvious that \$50 discount makes a difference in early/on-time payments. As of March 1, only three remain unpaid (with trash suspended on Feb 13). There were two late payments without full payment (trash was suspended Feb 27). Treasurer reported \$129.8K is collected Association Dues.
- B. Architectural Committee Question – Received comment from AM resident that neighbor continues to have free-standing outbuilding in back yard. Also, noted that there are several other of similar situations in neighborhood. Asked for Board action. Board will send letter to residents regarding Amber Meadows Declaration of Restrictions with respect to outbuildings. Section 2.Y. states “No outbuildings shall be allowed which are not attached to the home.”
- C. Social – Discussed possible Easter egg hunt for Saturday before Easter if volunteer can be found to organize the hunt. Also determined to sync dates for AM Garage Sale with the Nottingham by the Green and Bentwood Park garage sale dates – April 23-25 (Thur. – Sat.)
- D. Treasurer – Annual budget proposed \$149k. Received report that about \$39k expended by March 1. Most of the expense is for Ground Services which are pre-paid for the year (\$25k). Other major hitter for year is Trash Service (\$9k).
- E. Pool/Grounds – Continue process of securing bids for Pool Maintenance and fencing repair /replacement on perimeter of neighborhood.
- F. Review Property Management company -- New business item from last meeting was to investigate possibility of securing a property management company to manage and maintain pool, grounds, facilities, etc. Doug May, president of Home Association Solutions LLC presented information and answered Board questions regarding his company's proposal for a “Financial Management” option and a “Comprehensive Management” option.

The Financial option handles administrative and financial management requirements – invoice collections, reporting to state, tax filings, budgets and other financial reports.

The Comprehensive option handles financial and property requirements – association matters, vendor contracts, inspection of common areas, contacts with government agencies, covenant violations, architectural reviews, general advisory services, as well as items listed for Financial option.

Main focus of Home Association Solutions is to handle the “business” of the Home Association and free “members to focus on neighborhood governance and other issues facing the community”.

Contact with other, similar companies is planned.

- G. Next Meeting – May 16 9am Lamar Donuts