

Amber Meadows HOA Board Meeting – Minutes

Date: May 16, 2015

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

Attendance: Patrick Tryban, Janie & Tim Godfrey, Elijah Buchholz, Gerry Flurer

Minutes:

- A. President / Vice President: No specific report.
- B. Treasurer: Through April, Income is \$152k with \$58k of expenses. Ground Services (\$31k) and Utilities, Trash (\$19k), and Insurance (\$5k) making up the majority expenses. Regarding the audit, in process of getting bids. Expect audit expense to be more than 2014 (\$600). Also, expect electricity expense to increase due to rate increase.
- C. Architectural Committee :
 - 1. Free-standing Outbuilding Letters – Letters to be mailed week of May17 with expected action from residents within 30 days. This is related to two plastic outbuildings that are not complaint with Amber Meadows Declaration of Restrictions. Section 2.Y. states “No outbuildings shall be allowed which are not attached to the home.” If not contact within 30 days, the issue will be referred to attorney.
 - 2. Damages from AT&T construction – Architectural Committee to contact AT&T's contractor and/or city regarding proper resolution of landscaping/re-sod around monuments pool.
 - 3. Neighborhood Addition – Board determined that notice (email) to be sent to resident regarding requirement to enclose third wall of addition to be attached to house. The enclosure may include door/window to provide ventilation.
 - 4. Other Issues – Several photos of deteriorated drive way concrete were reviewed. Further discussion was tabled until later meeting.
 - 5. Also, noted that retaining wall replacement/repair is complete and looks good.
- D. Social Committee: Seeking volunteers for Independence Day parade.
- E. Grounds/Pool: Pool will be opened the afternoon of May 22 after school dismissal. Seeking bids for pool fence replacement/repair.
- F. Website: No report.
- G. New Business:
 - 1. Review Property Management company - Further discussion with vendor to determine options for customizing the service – What can be broken out? And what can remain with Board? The cost of the service is about \$35 per AM lot and would be included in annual dues. Further examine a six-month trial.
 - 2. Other – Question raised about possibility of staggered terms for Board members. Review of by laws to be done.
 - 3. Other – Question raised regarding possibility of posting meeting minutes on website in advance of Board meeting approval. By law review to be undertaken. Expect that by law change would be required.
- H. Next Meeting – July 20 (Monday) – 6:30 PM at LaMars Donuts