

Amber Meadows HOA Board Meeting – Minutes

Date: September 28, 2015

Location: Price Chopper – 135th and Quivira Rd, Overland Park

Attendance: Patrick Tryban, Mark Duman, Janie Godfrey, Gerry Flurer, Tim Godfrey, Mike Bretton

Minutes:

- A. President / Vice President: No specific report.
- B. Treasurer: Through August, Income is \$152k with \$84.5k of expenses. Ground Services (\$34k) and Utilities, Trash (\$38k), Insurance (\$5k), and Pool Operation ((\$3.8k) making up the majority expenses. Because of the increased rain this summer, our water bill has gone down. A lot of this is because Bretton's monitors usage and turns off sprinklers when we don't need the water. Water usage has been back to normal in August and Sept. The bill for daily pool maintenance has not been received (\$10k budgeted). Three bids for out-sourcing invoicing and payment processing annual dues were received ranging between \$500 and \$1,500 for invoicing and \$1,130 to \$3,000 for payment processing. Board approved Keller-Owens as winning bidder for both services to begin late 2015.
- C. Architectural Committee :
 - 1. Free-standing Outbuilding Letters – These out buildings were removed within time period stated in letter. This item is closed.
 - 2. Neighborhood Addition – This project was approved. This item is closed.
 - 3. Other Issues – Deck improvement was approved. Item is closed.
- D. Social Committee: Fall Festival at Deanna Rose for September 26 was a “good time”. About 35 people gathered at the pavilion for the Amber Meadows treat. Members received free admission into the park for all-day activities.

The Social Committee continues to look for volunteers to coordinate activities. Proposing monthly activities to finish the year. If anyone is interested, contact the Vice President (Mark Duman). Next activity is the Holiday Lights contest in December.

- E. Grounds/Pool: Emergency repairs to women’s restroom at pool were done to hold until end of pool season. Received bids for more major repair to be completed before pool opens in 2016. (Bids range from \$17k to \$30K). Also, received initial bids for replacing wooden fence along 127th from Neiman to Bond (\$16k+) and replace the fence surrounding the pool (\$16k+). The lock on the pool fence will also be looked at for repair/replacement. Plan to request final bids from two companies be returned within 30 days so work can be completed on these projects before year-end. In addition, after investigation into reason for growth damage to several trees surrounding the development, it was determined that due to improper planting of many of the trees, ropes that held the root ball in place needed to be cut to allow freer growth. The board approved Bretton Lawn Care to complete the job and the ropes were cut tree by tree where necessary. Sprinkler system will be winterized around the end of October. Also, investigating new LED lights for monument lighting at entrances. Solar lights are about \$275, non-solar lights are about \$175. Installation by electrician not included.
- F. Website: Beginning to look more closely at changes to allow Facebook posts.
- G. New Business:

Review Property Management company – look into getting 2 or 3 bids from property management service companies.
- H. Other Issues: Seeking Welcome Wagon volunteer.
- I. Next Meeting – November 2, 2015, 6:30 – 7:30 at Price Chopper.