

# Amber Meadows HOA Board Meeting – Minutes

**Date:** July 20, 2015

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

**Attendance:** Mark Duman, Janie Godfrey, Elijah Buchholz, Gerry Flurer and seven AM Resident Guests

## Minutes:

- A. President / Vice President: No specific report.
- B. Treasurer: Through June, Income is \$152k with \$75k of expenses. Ground Services (\$32k) and Utilities, Trash (\$34k), and Insurance (\$5k) making up the majority expenses. Noted that due to wet weather, water bill through June is less than \$800 (less than 6% of budget). Regarding the audit, three bids received. Keller & Owens conducted the audit "with respect to accuracy of related accounting records of the Association for the year ended December 31, 2014." No errors were noted as a result of a random sample of 50 cash transactions compared to the corresponding documentation. Cost of audit was \$800.
- C. Architectural Committee :
  - 1. Free-standing Outbuilding Letters –After May 17 notice letters were ignored, Registered letters sent week of 7/14 advising legal action to be taken if outbuildings are not removed. This is related to two plastic outbuildings that are not compliant with Amber Meadows Declaration of Restrictions. Section 2.Y. states "No outbuildings shall be allowed which are not attached to the home."
  - 2. Damages from AT&T construction – Sodded sections of construction areas have seeded well. This issue is closed.
  - 3. Neighborhood Addition – Discussion with member regarding the construction and requirement to close in third wall of addition to house. Dispute as to what exactly was approved by the Board in prior year. Board will forward proposed plan emails reviewed by Board to attorney for review.
  - 4. Other Issues – Grass at abandoned house was mowed. City has indicated that they cannot cite property owner unless grass is at least eight inches high.
- D. Social Committee: Independence Day parade was a success. Seeking volunteers for other Social activities. Plans forming for Fall Festival at Deanna Rose for September 26.
- E. Grounds/Pool: Noted that pool restrooms are horrible. Pool company has been instructed to "spruce up" to get through remained of season and then evaluate budget for remodel of both restrooms after pool is closed for season. Surrounding fence to be replaced/repared at same time. Also, time to examine pool chairs for replacement. Also, review using pool area for more social activities. Get additional bids for fence repair/replacement (Arch Comm)
- F. Website: No report.
- G. New Business:

Review Property Management company - Motion to begin one-year contract with Home Association Solutions LLC on August 1 at \$12,500 (annual fee) for everything, paid monthly. Motion was seconded, but did not obtain majority vote. Motion failed.
- H. Other Issues: Several AM resident guests attended meeting with various concerns:
  - 1. AM fence damage question – Storm damaged AM perimeter fence. No damage to home. Affected section(s) will be replaced/replaced. Also, question regarding responsibility for perimeter fence – AM or homeowner? The AM perimeter fence is maintained by AMHOA.
  - 2. Garage Sale date – second weekend in September
  - 3. Monument lights at 127<sup>th</sup> and Bond – Arch Committee to followup
  - 4. Pool issues addressed on "Grounds/Pool" section, above.
- I. Next Meeting – Not determined at meeting.