

Amber Meadows HOA Board Meeting – Minutes

Date: November 2, 2015

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

Attendance: Mark Duman, Janie Godfrey, Gerry Flurer, Mike Bretton

Minutes:

- A. President / Vice President: No specific report.
- B. Treasurer: Through October, Income is \$168k with \$108.9k of expenses. Ground Services, Maintenance (\$38k) and Utilities, Trash (\$47.9k), Insurance (\$5.4k), and Pool Operation ((\$13.9k) making up the majority expenses. Treasurer noted the pool billing is up-to-date and paid. Also, significant capital projects this year will preclude offering the discount for early dues payments. Perimeter fencing along 127th Street from Bond to Neiman and metal fence surrounding pool area amount to about \$31k plus emergency pool restroom repairs (funded by \$20k from 2014 carryover and \$16k from savings). In prior years, the dues discount amounted to about \$20k reduction in annual fees. Bylaws require that annual assessment (dues) may not exceed \$400. Planning permanent repairs to restrooms prior to 2016 pool season. Also, reviewing bids for trash service (about 40% of annual budget).
- C. Architectural Committee : No specific report. Noted by Vice President, Treasurer that all prior issues were closed.
- D. Social Committee: Christmas lights contest to run in December. First place will be awarded \$50 gift card. Runner up will receive a \$25 gift card. Judging will be on December 13.

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).

- E. Grounds/Pool: Wrap up grounds maintenance with leaf and last grass cutting. Sprinklers are off. Examine ruts caused by fence crew during wet weather. Noted that several trees were dead. Decision to replace will be made next year. Perimeter fence replaced along 127th Street. Pool fence to be replaced (see Treasurer's report).
- F. Website: Nothing to report.
- G. New Business:

Determined that due to current and expected capital projects, no discount for early dues payment will be offered for 2016 dues. See Treasurer's reports.
- H. Other Issues: Continue to seek Welcome Wagon volunteer.
- I. Next Meeting – Date to be set as needed before annual meeting. See website.