

Amber Meadows HOA Board Meeting - Minutes

Date: Feb. 22nd, 2016 7PM-8PM

Location: Price Chopper, 11700 W. 135th Street, OP, KS. Cafeteria

Attendance: Mark Duman, Janie Godfrey, Kyle Kuhlman, Kurt Miller, Jay Northington, Andy Shane, Mike Bundschuh, Mike Bretton

Minutes

Approval of Minutes: Review and approval of minutes from Jan. Meeting

Recognized Homeowners Present: Mike Bretton

President / Vice President: 2016 Calendar posted to website.

Treasurer: The board voted on the 2016 Budget and approved it with the following changes:

- Income increased to \$155,980.00 from \$153,000.00; a total of \$7,980 will be withdrawn from savings to cover increased capital expenses.
- Expenses increased to \$155,980.00:
 - Capital expense "Tree Replacement" was replaced with "Monument Lighting Repair" cost increased from \$4,320.00 to \$8,500.00. Trees will be replaced in fall if a budget surplus occurs.
 - Administrative expense "Directory" was removed to save \$1,200 in costs.

Letters have been sent to neighbors with past due HOA fees. As of Feb 22, 10 remain unpaid. All disposal services have been suspended for those who have not paid their dues.

Architectural Committee: Request for fencing update has been approved.

Social Committee: Easter event was scheduled for Saturday March 26. Mike Bundschuh will confirm start time of the event by February 26. Garage Sale event schedule for April 21-23.

Grounds/Pool: Grounds crew to start laying mulch around trees and flower beds.

Pool: The board reviewed bids for remodel. The ~\$17,700 bid was approved, Janie to follow up with contractor on scheduling.

Requests for pool servicing/maintenance will be sent out.

Fence repair along Quivira was approved by the Board.

Website: HOA Links and directory update information were sent.

New Business: Welcome Wagon to start up again.

Other Issues: Update: AM resident complaint about trash cans in side yard on Bond Street. Board approached homeowner about using lattice to store trash cans on side of house. Home

owner stated they would present a plan to the board. The City will be contacted to help resolve the issue.

To better keep with tracking issues, the board decided to try tracking resident issues by keeping an electronic online version of issues. This is to be used for board only use and will allow future boards to review what has happen in the past.

Next Meeting: April 25, 2016, 7-8 PM at Price Chopper Cafeteria 11700 W. 135th Street OP