

Amber Meadows HOA Board Meeting - Minutes

Date: April 11, 2016 7PM-8:15PM

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

Attendance: Mark Duman, Janie Godfrey, Kyle Kuhlman, Kurt Miller, Andy Shane

Minutes

Approval of Minutes: Offline Review and approval of minutes from February Meeting

Recognized Homeowners Present: Shelly Bundschuh, Katie Kuhlman

President / Vice President:

- New Issues reported to President:
 - House on corner of 128th & Flint - A neighbor has specific complaints, the board will contact the resident to help resolve issues. The City has also been contacted multiple times.
 - Garnett Lane & 129th: the house is in pre-foreclosure and could be going to auction.
- Quivira & 129th Monument lights
 - Andy to explore cost associated with adding lights to these monuments, currently there is no HOA owned power/breaker box located on this corner.
 - Kurt suggested solar power for this location.
 - The costs for these two proposals will be presented when ready. The board hopes to add this to the 2017 budget.
- Discussion on questions about Renters/Owners getting information, notifications, who pays HOA fees/dues, contact lists etc.
- Discussion on OP Overview article about screening trash. These fences are subject to HOA board approval. If residents have questions about any articles in the Overland Park magazine please contact a board member.
- Garage Sale dates have been posted to the website. 2016 Spring Garage Sale is April 21-23. 11 homeowner have signed up, Shelly Bundschuh is organizing this event, and is putting together a map of garage sale locations for homeowners. Flyers will be posted.
- Roof request for resident on Flint street. The board reviewed bylaws, the resident's color of choice does not match HOA approved list. The board discussed changing bylaws to approve resident's request. However, the bylaws can only be changed by a neighborhood wide vote and once approved the changes are filed with the county. Andy will contact the resident with the board's response.
- Pool update: construction has started with both the women's and men's restrooms to be completed by May 15. Janie is the contact.
- Pool service bids are being gathered by Patrick. Will have details by end of week 4/11/16.
- Heated Pool: Residents brought up issue of heating the pool.
 - Kurt to explore solar power option to heat the pool.

- Currently solar power on structures is allowed by the bylaws, it is not allowed on homes. Bylaws would need to be changed to approve solar power panels on the roof of homes.

Treasurer:

The HOA is currently on budget. Two new liens have been filed and one has been paid.

3 remaining liens

- Flint - 2012
- Cody - 2014
- 127ter - 2015

Architectural Committee:

- Request for fencing update has been approved.
- OP Neighborhood Conservation Program: Andy requested board approval to attend on the behalf of the board. No cost for meeting, with 4 meeting attendances Amber Meadows will be a member with certain benefits, no known costs to the HOA. May 3 is first meeting. The board discussed, voted and approved Andy to attend these meetings.
- Architectural approval records book is missing. The board discussed this issue and Kurt proposed keeping them (HOA records) in a locked room at the pool. Janie will contact the contractor to request a bid for adding a closet to the pool to store HOA related items. Mark proposed to keep them online as well. Kurt to research cost to add punch key code for HOA security closet at pool.
- Request of online location of meeting minutes:
<http://www.myambermeadows.com/?cat=8>
- Pool Lock issue: Resident brought up issue about lock, it current only works ~20% of the time. Kurt proposes a new lock for the pool gate to be installed by the contractor. The lock is a battery powered magnetic lock. Cost is \$300 for the lock and \$70 for the magnet. The board discussed, voted and approved this new lock for the pool.

Social Committee:

- Easter egg hunt was a great success, the board thanked all those who helped with this neighborhood event.
- Garage Sale signs to go up soon, along with map of garage sale locations.
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Grounds/Pool: No report.

Website: Garage Sale dates posted

New Business:

- Residents request board approval for to set up a private Facebook group for social events for the neighborhood. This would be in addition to the Facebook page currently run by the board. The board discussed, voted and approved this private group for social discussion of HOA social events.

Other Issues: Speeding along Bond street. The police have been contacted by residents along Bond street for excessive speeding. The police set up a speed test along Bond during the week of spring break. 4200 cars passed along Bond during the Thursday to Tuesday of the week of

spring break. A second speed test has been requested. The board will be copied on the results of this second test.

Next Meeting: June 27, 2016, 7-8 PM at Price Chopper Cafeteria 11700 W. 135th Street OP