

# **Amber Meadows HOA Board Meeting - Minutes**

**Date:** August 29, 2016 7PM-9PM

**Location:** Price Chopper, 11700 W. 135<sup>th</sup> Street, OP, KS. Cafeteria

**Attendance:** Mark Duman, Janie Godfrey, Kyle Kuhlman, Jay Northington, & Kurt Miller

## **Minutes**

**Approval of Minutes:** Reviewed the previous minutes offline. Kuhlman moved to approve minutes, Northington second, all voted in favor of approval of minutes from June 21 meeting.

**Recognized Homeowners Present:** Mike Bretton, Andy Shane, Patrick Thurmond, Elijah Buchholz

**Guests:** Mark Epstein AMHOA Lawyer

Pre-meeting Q&A session with AMHOA Lawyer

- Records Retention (all docs per KS HOA law, ballots are only one year)
- Agendas for meetings are required
- Vendor contracts need to be available on request (bids do not need to be retained)
- Architectural committee approvals do not set precedents that proceeding boards are required to follow
- Time to change the Declaration of Restrictions and by-laws is now. The Declaration of Restrictions and the By-laws renew in one year.

## **President**

- Pool signage updated
- Facebook requests for items in budget
- Concerns about negative comments on the Facebook page.
  - Board members need to respond more quickly to these. Also this is a social forum, HOA issues should be directed to board via email.
- Issue with car repair/parking in driveway/street on King Street. Janie will talk to home owners.

## **VP**

- No report

## **Treasurer**

- Budget is on track
- Deffenbaugh is now Waste MGMT, and they moving to raise fees by \$4,218 for next year, ~7%.
  - Janie to get bids from different trash collection companies.
  - All trash collection and recycling companies now do three year contracts.
  - Concern- If individual home owners get their own service, trash/recycling could always out on the street due to different collection days.
  - Check on utilities exclusions in by laws.

## **Architectural Comm.**

- Garage door issues
- Fence repair, Mike B. took care of this.

## **Grounds/Pool**

- Tree and Fence replacements needs to be budgeted for next year
- Offline approval of tree removal, Northington moved to approve budgeted item; Duman second, passed with 6/7 votes.
- Pool rep
  - Tiles fixed
  - Rocks, furniture, no progress
  - Neighbors with too many guests at pool - Call the cops, board has contacted
  - Pool attendant- How does the board pay for this? Can we?

## **Social**

- Garage sale date is posted
- Ice cream social went well, next year check on an ice cream truck.
- Oct 22, fall fest, hay ride, marsh mellow roasting, details will be posted soon.
- Holiday light contest
- Holiday party - TBD

## **Welcome Wagon**

- Up to date on all new notifications. New neighbors are moving in, in September.

## **Website**

- Nothing new to report

## **New Business:**

- Kyle to comply a report about by laws and KS bill.
- White boards needed at the entrances need improvements – Mike Bretton has volunteered
- Need emails for involvement- new home owners to fill out email [mailing list](#) request
- Kurt request for change to Declaration of Restrictions to allow solar panels on the back/non-street side of roof.

## **Other Issues**

- New home owner request for shed in back yard. The board advised; “shed” needs to be attached to main house with matching siding and roofing. Standalone sheds are not allowed per the Declaration of Restrictions.

## **Next Meeting: October 24, 2016 @ 7PM**

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