

Amber Meadows HOA Board Meeting - Minutes

Date: Oct. 17th, 2016 7PM-9PM

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

Board Attendance : Mark Duman, Patrick Tryban, Janie Godfrey, Kyle Kuhlman, Jay Northington, Kurt Miller, Shelly Bundschuh

Recognized Homeowners Present: Mike Bretton, Andy Shane, Tim Gofrey, Howard Wastell, Paul Haigh, Earlene Parks, Teri Supica, Mark Cassel, Laura White, David Vanhoverschelde.

Guests: Bill Wells, Sunflower Pools

Approval of Minutes: Reviewed the previous minute's offline. Kuhlman moved to approve minutes, Tryban second, all voted in favor of approval of minutes.

Guest Speaker: Bill Wells with Sunflower pools introduced and invited to discuss and update the board and homeowners on the pool for 2016 and needs for 2017 and beyond.

- Pool overall is in great shape: The close went well and no major repairs noted for 2016. Some age is beginning to show some age and has some areas that need to be updated. Sand filters to consider, painting of the pool, new tables and tile replacement.
- Heat Pump vs Solar Heating: After much discussion and the cost of the two technologies. Solar Heat Cover pricing will be investigated and cost of Heat Pumps to be replaced. To be discussed by Board before next meeting. Bill Wells to provide estimates.
- New cover will be needed in the future: Approx. \$4,000.00 for a pool our size, this will be put on agenda to discuss for next year's board, this is not an emergency need at this time.
- Small rust spots on bottom of pool, determine with 2017 board how to proceed. HOA would need to consider having the pool drained, scrubbed and repainted.
- Drain Pool early next spring for good cleaning and painting, replace tiles. Estimates will be asked for in 2017 when bid for Pool Year is released.

Home Owners Welcome/ comments or issues:

Mark Cassel: Home Owner, concerns about Plastic cover on roof of home on his street on Garnett Lane, wants to know how the HOA can help resolve. Wants roof fixed and plastic cover fixed, this is a big eye sore and has been like this for a long time. Discussed that the house is banked owned and Mark will need to contact the Bank and or Relator for the home. Information given to Mark and the HOA will follow up as well...

Andy Shane: Home Owner present wanted an answer why he was asked to leave the last board meeting. Mark Duman addressed Andy's question that he had spoken to Andy about the matter and felt it was a closed deal. It was noted that two other homeowners stayed for the rest of the last board meeting after Andy left.

Laura White: concerned about drainage issue on 128th Terrace and Bond. HOA and Laura will contact the city of Overland Park to address.

President Mark Duman: Discussed the following:

1. Online Voting & Proxy Voting: Request to have online voting available instead of the current proxy rules and notary for large votes that affect AMHOA. The Proxy Rules we need to follow unless we want to amend the currently by laws w/in the next two years. Next year voting rules will be discussed and consider changes at that time.
2. Solar Panels on Roofs in Amber Meadows: HOA will be checking on Overland Park restrictions and State Laws around this technology. Gathering phase for information.
3. Sheds: No sheds, staying with current by laws on sheds.

VP Jay Northington:

Nothing to report.

Treasurer: Janie Godfrey

Passed around budget and ledger for 2016, we are in good shape with the budget and have done many upgrades/ repairs for 2016.

1. Letters will go out end of year for HOA dues
2. How do we handle Late Dues or Delinquent dues:
 - a. Liens and Stopping Trash service are current
 - b. Dates determined for paying dues: Jan 31st Late, Feb1st \$25.00 fine, March 31st Lien. Letter to be updated and reflect these dates.
 - i. Proposed by Mark Duman, Second Jay Northington, PASSED.
3. Declarations to update our bylaws vs Ks law and or rewrite by laws w/ Ks Law
 - a. HOA currently reviewing to address and pass to 2017 board

Arch Committee: Website needs to be updated and easier to find Arch committee rules and regulations. HOA will be sure this is addressed. All of this is on the website.

- Addressed issues with ongoing issues of neighbors not keeping property updated, trees, grass and house painting. HOA: please report to Arch Committee and we will address as individual issues.

Nothing else to report

Grounds and Landscaping: Jay Northington

Grounds are in great shape, nothing to report

Pool: Patrick Tryban

- Nothing to report see poll discussion early in meeting with Bill Wells.

Secretary:

-Nothing to report

Social Events: Shelly Bundschuh

-Holiday Light Contest: Nov. 24th –Dec. 12th (see website)

-Cookies & Cocoa Holiday Party: Dec. 17th (see website)

-Fall festival is Oct. 22nd, Have good attendance so far and will continue sign up to day before.

Welcome Wagon: Kyle reported we are up to date on New Neighbors.

NEXT MEETING: Special Meeting of all AMHOA residents Thursday, October 27, 2016 @ 7:00pm-7:30pm, Colonial Presbyterian Church, 12501 137th St, Overland Park, KS 66221.