

Amber Meadows HOA Special Meeting - Minutes

Date: June 26, 2017 7PM

Location: Price Chopper 11700 w 135th St, Overland Park, KS 66221, USA

Attendance 2017 Board: Mark Duman, Jay Northington (call in), Kurt Miller, Kyle Kuhlman, Patrick Thurmond

Approval of Minutes: Reviewed and approved minutes from April 10, 2017 Meeting

Recognized Homeowners Present: Deanne Bronaugh, Renee Janssen, Tim & Janie Godfrey, Teri Supica, Mike Bretton

Guest Speaker:

Mark Epstein, HOA Lawyer, fielded questions from board and HOA members. Topics included changes to restrictions, Rod Iron Fence, Sheds/detached structures, solar roofs and overall changes to regulations. Mark E. suggests that amendments be made on each issue. Each amendment would have to be passed by 51% of the HOA members. Could be done by mail. Passed amendments would be applied to the rules & restrictions of the neighborhood. Then when the 10 year period to change rules & regulations can apply the amendments to the rules directly.

President Minute:

Elijah Resigns VP and Social Committee due to family and life is too busy. Mark Duman will take over his VP role till end of year. Kyle K and Karen B will take over July 4th Social Event. Patrick T will take over Saturday July 22 7pm Adult Pool party. Mark Duman will do August 12 Ice Cream Social. September 16th Fall Festival maybe Shelly? Elijah had 2 outstanding budget items, Pool Camara/Conduct repair and Pool Rocks. Patrick T will take on this responsibility.

Two long standing home issues on Garnett have been resolved. One home was repaired and sold. The other one is being repaired now and should be sold shortly. It took 5 years to resolve these two. Still have an abandoned home on Flint which the HOA is working on. Bad news is that 5 homes in neighborhood have gone to foreclosure.

[Metrics on HOA.](#) Mark presented some metrics on calls and resolutions to homeowners since 1/1/2017 to 6/25/2017.

Proposed changes to By Laws & Restrictions:

Basically covered in Mark Epstein presentation above. Board will work on amendments for each change to Laws & Restrictions. Will have to review each amendment at next board meeting. Allow homeowners a review of draft at that time. Will then decide how to mail out and get responses. Might be good idea to send out with dues letter so everyone gets one letter and can respond at dues time. Any change to rules would take 51% of homeowners voting YES or $372/2 = 186$ homeowners would have to vote yes.

Architectural Committee

Monument cleaning completed, caps being added this week.

Concrete driveway (12758 Bond) bad shape. Kyle, will send a letter.

Replace wooden fence with black metal fence will need an amendment change to the rules.

Ground & Landscaping

Need to pull weeds from monument areas. Add to budget if needed.

Pool Manager

Need changing table at pool, Kurt will research.

Request a motion light at pool entrance gate. Kurt will research.

Hose seems to be on and overflowing pool. It is doing so because of the way pool is cleaned. Company skims top 4-6 inches every day to clean pool.

Social Events

July 4th Bike Parade, Kyle and Karen are managing.

Unfinished Business:

Home owner requesting that email be sent out to have people walking their dog pick up their jobs. Not only pick up but dispose of job in dog owners trash and not leave in neighbor's driveway where even occurred.