

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

**Date:** January 29 , 2017 9:30 AM

**Location:** Price Chopper 11700 W 135th Street, Overland Park, KS 66221, USA

**Attendance 2018 Board:** Karen Bartelli, Kyle Kuhlman, Patrick Thurmond, Cliff Speegle, Matt Stevens, Steven Bolssomeau

## **Minutes**

**Approval of Minutes:** Meeting minutes from 1/13/2018 were approved.

**Recognized Homeowners Present:** Andy Shae, Kris Troy

### **Old Business**

- Still receiving voting Ballots - Will wait until all arrive from management company and re-tally votes on by-law amendments

### **New Business**

- **Assignment of Positions**
  - President: Matt Stevens
  - Vice-President: Stevens Bolssomeau
  - Treasurer: Kyle Kuhlman
  - Architectural Committee: Karen Bartelli
  - Social Committee: Karen Bartelli
  - Secretary: Karen Bartelli
  - Landscape/Grounds/Pool: Cliff Speegle
  - Welcome Wagon: Lora White
  - Webmaster: Pat Thurmond
- **Need to finalize 2018 Budget by end of February 2018**
  - Operating Budget for annual expenses
  - Capital Expenditures
- **Set dates for further meeting**
  - 2/5/2018
  - 3/5/2018
  - 4/9/2018
  - Located at Price Chopper 11700 W 135th Street, OP, KS - 7:00pm

### **Architectural Committee**

- Expressed concerns about the way current by-laws are written. Would like to re-write some aspects of by-laws to clarify HOA requirements
- Homeowner recommended that board require building permits for fencing/building projects - to be discussed in following meeting
- Foreclosures - 12810 Flint Currently - owned by the Bank and currently in the cleaning process

## **Landscaping/Grounds**

- 2 different bids were submitted for Grounds Maintenance
  - One from Bretton Lawn Care
  - One from Grounds-Keeper
  - Board voting and accepted the proposal from Bretton Lawn Care
- The monuments located at 128th Street and Neiman have broken lights and need to be replaced

## **Treasurer**

- Plan is to continue to save money for upcoming pool expenditures - Mainly replacing pool and pool house
- Requested to all board members look into capital expenditures for 2018 and report at next meeting
- The Capital Expenditures proposed for 2017 were as follows
  - Pool upgrades bench, heaters - Completed
  - Fencing along Quivira - Completed
  - Tree replacements - Completed
  - Monument cleaning/painting - Completed
  - Online voting - Looked into, but decided not to do in 2017
  - Solar roofs/panels on houses - Put on voting ballot for 1/2018
  - Repair conduit for cameras at pool -
  - Replace rock around fence

## **Unfinished Business**

- 2018 budget
  - Operating Budget
  - Capital Expenditures
- Voting results for By-law changes
- Architectural by-law clarifications / in accordance to Overland Park including if the board wants permit requirements

**Next Meeting: Friday 5, 2018 @ 7:00PM**

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