

Amber Meadows HOA Board Meeting - Minutes

Date: June 21st, 2016 7PM-8PM

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

Attendance: Mark Duman, Janie Godfrey, Tim Godfrey Kyle Kuhlman, Jay Northington, Andy Shane, Mike Bundschuh, Shelly Bundschuh, Mike Bretton

Minutes

Approval of Minutes: Review and approval of minutes from previous meetings

Recognized Homeowners Present: Mike Bretton

President / Vice President: 2016 Calendar posted to website.

AGENDA Items: President:

Monument Signs: Repair or replace, it was motioned to place in next year's budget, passed.

Home in Disrepair 12722 Flint: Has been sued by City of OP, details of time lines etc. and what this means to be defined by Mark at next meeting or through e-mail.

Tree Branch hanging down by Pool: Contact by city of OP, homeowner had until June 14th to remove. Will be followed up by Mike Bretton

Solicitation Sign: We will be adding the Ordinance to our current signs or have new ones made, we are waiting for a response from the city as to what we need to do. Mark D. following up.

Inspections: Pool inspection completed- PASS and monuments are now up to Electrical Standards.

Traffic Logix: Speeding down Bond has become a concern for homeowners on the street, current speed tracker is setup. Cost of a permanent sign can be from \$2,500 to 10K if we moved ahead with this. In the meantime we will post and remind Homeowners to slow down on Bond.

VP: Concern over Posting agendas and minutes in a more timely manner: being addressed By Laws need to be followed for all meetings using Roberts Rule of Order.

Guest Speaker Phil Mischler of Windham Hill HOA for some Best Practices

-Topics of discussion: Transparency, Records Retention is 5 years for minutes and Arch, platform for residence to communicate social media, proxy votes, paid positions on the board, Pool passes and management of the pool. Pool Manager will follow up with Phil on some the pool ideas passed on. Thank you Phil for coming.

VP: Let it be known that we need to follow by laws, record retention, rules of order and meeting frequency to once a month vs every two months. Concerns noted and we as a board are always striving to be better and improve. Discussion from Board that we are following the bylaws and we cannot go back to fix past mistakes and can only move forward.

Much debate back and forth with board members and Mr. Shane, Mr. Shane decided to resign his position and left the board meeting.

Treasurer: Budget is in good standing, records passed out to all attendees and no concerns
Trash Dates will change beginning July 14th. Should be a notice to all Homeowners soon from Deffenbaugh. We will add to communications as well.

Architectural Committee: Nothing new to report

Social Committee: Shelly confirmed Fourth of July parade and all dates are set for remaining social events and published. Volunteers always needed.

Grounds/Pool: Dead Trees on property, \$450.00 to remove two dead trees. Bretton Lawn will remove trees: Motion and approved.

Pool improvements have been well received

- new ladder installed recently
- missing 6 tiles to be replace this week
- pool inspection was completed: passed.

Conduit, Cameras, new rock and new Tables requested for next year's pool budget: motioned and passed.

Pool Heater options to also be explored for next year's budget.

Website: Nothing new to report

- **New Business:**
- **Meeting frequency** voted on: It is to remain every two months
- **Records Retention:** Mark to have solution for this next meeting process is in place.
- **Email voting** to be updated with minutes moving forward.
- **Voted** to have only two signatures on HOA checks: Sitting Treasurer and Sitting President, all other past signees to be removed.

Other Issues:

Next Meeting: TBD