

Amber Meadows HOA Annual Meeting - Minutes

Date: Nov. 4th, 2019 7:00pm

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

Attendance 2018 Board: Kyle Kuhlman, Matt Stevens, Patrick Thurmond

Approval of Minutes: Previous Meeting minutes were approved

Recognized Homeowners Present: none

Discussion

- **Roberts Rules of order and conducting meetings:** What is the board's level of compliance and the required compliance? We determined that we are following the required rules for how we actively conduct the meeting.
- **Architecture approval process:** Should we change how we conduct the approval process? It was discussed that paint colors that comply with the HOA rules for "earth tones" can be approved outside meetings. Other colors and architecture changes should be announced in the meeting agenda ahead of time and discussed in the next meeting. This is to give the community the opportunity to review and speak up if there are any concerns or issues. There is concern about making our processes of approval less streamlined. But we recognize that significant changes within the neighborhood can affect others and must be given the opportunity for community notification and involvement.
- **Trash pickup:** Bulk trash pickup discussed. We explored the cost, which comes out to be \$1,200 per year for the entire neighborhood. The current method is too confusing. We will reach out to Waste Management to set a specific day each month to reduce confusion. Discussed contract length and rates for each. In 5 years, we will end up paying about \$10,000 more due to how the costs for WM are increasing over time. This will be the case no matter which contracts path we choose. We are considering asking for a 3-year contract so that we can have provider flexibility. The current contract has up to a 5% increase yearly as part of the structure. The new contract bid sets a flat 3.5% increase yearly.

Report of Positions:

PRESIDENT: We have been working with Waste Management to determine the specific amount we are paying for bulk pickup and exploring whether or not there are other options that would work better for everyone.

There is a water leak on the WaterOne side of the meter for the sprinkler system at 127th and Quivira. Action, letting WaterOne know that a sprinkler technician found the leak on their side of the line.

VICE PRESIDENT: Not present

TREASURER:

- We have been saving money for the HOA year over year. With October as the end of term, In 2017 we had \$116,500 in the bank. End of Oct 2018 \$134,038 in the bank. At the end of Oct 2019, we have \$147,500 in the bank.
- Pool expenses are under budget, even though we were open an extra 23 days.
- We will be under on our utilities. We budgeted \$15,000 for the year on the water. We are currently at \$9,800 for the year.
- Continue to gather information for the proposed 2020 budget.
- A new request for a home addition was received by the treasurer and forwarded to the architectural committee.
- The most recent power bill for the pool was higher than expected. We will inspect the cause.

ARCHITECTURAL COMMITTEE: Approved request for a home addition. Located at 11701 W 129th St.

SOCIAL EVENTS: Fall festival went well.

SECRETARY: Not present

GROUNDS AND LANDSCAPING: Not present

POOL: Not present

WEBMASTER:

- Over the last 90 days, the Amber Meadow website has had 395 visitors.
- Performed security updates and plugin updates.
- Updated the online payment system and changed for the 2020 assessment.
 - <https://www.myambermeadows.com/asp-products/amhoa-2020-assessment/>
- In 2019, 45 people used the online payment system to pay their dues. No costs were incurred to the HOA for this as the payment charges for using the system are included in the online payment.

WELCOME WAGON:

- Would like to make an updated copy of "Welcome" Letter and asked for suggestions

Next Meeting: Dec. 2nd, 2019 @ 7:00PM

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