

Amber Meadows HOA Meeting - Minutes

Date: February 27, 2017 6:30pm

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

Attendance 2017 Board: Mark Duman, Karen Bartelli, Kyle Kuhlman, Patrick Thurmond, Elijah Buchholz & Kurt Miller

Minutes

Approval of Minutes: Reviewed and approved minutes from January 27th, 2017 Meeting

Recognized Homeowners Present: Mike Bretton

President - Mark Duman:

- Board Members reported proposed budget for various items to President for Approval (See below)
- Discussed phone call received from Nottingham The Green HOA President in which he inquired about what Social Activities Amber Meadows currently provides and how we manage our HOA funds. The President from NTG HOA has received SEVERAL positive comments for his homeowners that Amber Meadows is doing a great Job!

VP/ Social Events- Elijah Buchholz:

- **BUDGET - Social Committee** - It was proposed that the HOA eliminate those social activities that were poorly attended, in order to divert funds to other events, mainly: 4th of July, Easter Egg Hunt, Fall Festival, 2 garage sales, Christmas Lights -- Discussion To be continued

Treasurer/ Welcome Wagon - Kyle Kuhlman:

- There are still 7 Homeowners that have not paid their HOA dues
- After Discussion with current Grounds provider the board approved an extra \$1000.00 for watering.

Architectural Comm./Secretary - Karen Bartelli :

- **Budget - Tree Replacement** -- Bids were received from two contractors for the removal and grinding of one White Pine (just south of entrance at 129th and Quivira) and placement of 2 Seven foot Norway Spruces (corner of 127th and Neiman) from Bretton Lawn Service for \$1200.00
- **BUDGET - Monument Sign clean up/replacement** - 2 bids were received for cleaning and polishing the 8 monument signs for Amber Meadows. - 1 bid was for cleaning and polishing the signs without taking them off (Cost \$100 per sign = \$800.00) and the 2nd Bid was for removing the signs and repainting them (Cos \$500 per sign = 4,000.00) Company is KC Mobile Detailing

- **BUDGET - Picnic tables for the Pool** - It was proposed that instead of purchasing one octagon picnic table (similar to the one currently at the Pool - cost \$750) That the board purchase 3 six foot picnic tables that can be folded for storage - cost \$770.00) Board Approved

Grounds - Jay Northington:

- Not Present
- Bretton Lawn service stated that the first ground treatment should go down in the next couple of weeks and that the sprinkles will be activated soon due to the extremely dry weather.

Pool - Kurt Miller:

- Pool gate is fixed
- **BUDGET - Pool Filter** - Inspection completed on the pool filters - they are in need of replacement sand - cost \$750 -- Board Approved
- **BUDGET - New Pool Cover** - Pool cover is starting to shown signs of wear - could probably make it another year / possible 2 -- cost to replace is approximately \$4000.00
- **BUDGET - Pool Heaters** - Need to be inspected first - pool needs to be filled before they can be evaluated

Website- Patrick Thurmond:

- **BUDGET - Online Voting** Looking for VOTING ONLINE applications that could be used to streamline homeowner voting - currently in discussion with two companies - One company is around \$374.00 a year
- **BUDGET - Fencing** Two bids were received for re-fencing the areas the run along Quivira and 127th to Bond Street Bid was \$45,700.00 with a 3 year warranty and Bid #2 was \$43,750.00 was a 5 year warranty and included a clear coat to the slats. - Still in discussion, awaiting more bids

Next Meeting: April 10th, 2017

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