

Amber Meadows HOA Annual Meeting - Minutes

Date: February 5, 2018 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 1/29/2018 were approved online

Recognized Homeowners Present: No homeowner present

Old Business

- Still receiving voting Ballots - Will wait until all arrive from management company and re-tally votes on by-law amendments - **continued**
- List of items is being compiled for Capital Expenditures - **continued**
- Completed research on weather or not the HOA wanted to require homeowners to provided city permits for projects (fencing, porches, etc.) The board decided that building permits will be highly recommended and permit numbers requested and recorded at time of approval

New Business

PRESIDENT: No new business

VICE PRESIDENT: No new business

TREASURER:

- 2 foreclosure properties in Amber Meadows. Both have been sold to banks
- Additional Landscaping expenditure for Aerating and seeding was presented to the board and approved as part of the Operating Budget for 2018
 - This will come from the capital expense budget.
- Potential Projects listed on Capital Expenditures is attached to this document **(items under potential projects are those that the Boards sees as future expenses and doesn't indicate items that will be completed during 2018)**
- 47/371 lots have outstanding balances as of 1-31
- The board voted on and approved the 2018 budget.

ARCHITECTURAL COMMITTEE:

- will continue with the review of information stated on MyAmberMeadows.com site in regards to house colors and requirement for new paint approval and propose new wordage to board at the next meeting (**unfinished**)

SOCIAL EVENTS:

- Date set for Easter Egg Hunt - March 31st at 10:00 am -- location and details to follow
- Talking with the HOA for Windham Hill to coordinate Spring and Fall garage sales -- Proposed dates -- April 19-21st and Sept. 12-15 (unfinished)
- Working on condensing current list of social events, therefore being able to allow more funds for the events that are well attended (unfinished)
- Plan to establish dates for the rest of the social event at the next meeting (unfinished)

SECRETARY:

- Established new folder for 2018 meeting minutes and 2018 Member contacts
- Working on updating names and numbers into Directory (unfinished)

GROUNDS AND LANDSCAPING:

- Lights on the monuments located at 128th terr and Nieman were fixed (breaker was flipped) and are now working. No cost to the HOA.
- Fencing the was blown over by winds and reported by homeowners was fixed
- It was recommended that the board create a template for services to be bid (i.e. landscaping, pool management) to be used in future years

POOL:

- Contacted and discussed status of pool with the previous HOA board member
- continuing to get acquainted with the pool and its news for the summer - plan to meet with other board members to assess needs (unfinished)
- Pool permit invoice was received and paid by Young's Management
- Sunflower company contracted to service pool for 2018
- Board is aware the the pool and pool cover will be expenses over the next 4-15 years and we are working on a plan to start saving for these items (unfinished)
- Discussed options to increase security at the pool and possible use of lights to deter unlawful use of pool after hours during the summer (unfinished)

WEBMASTER:

- plan to do a technology assessment on the pool surveillance and report needs at the next meeting (unfinished)

WELCOME WAGON:

- Delivered welcome basket to 2 new households.
- If the new homeowner so desires - a welcome post / Introduction will be placed on the Amber Meadows Facebook page

Unfinished Business

- See highlight notes located under each title

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

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