

Amber Meadows HOA Annual Meeting - Minutes

Date: Sept. 10th, 2018 9:30 AM

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

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

Minutes

Approval of Minutes: Previous Meeting minutes were approved online

Recognized Homeowners Present: - Mike Bretton

Report of Positions:

PRESIDENT:

New Information

- Board member attended Neighbor Executive Community Meeting of Johnson County to gather information of hot topics in the area
 - Police report #1 problem - thief of unlocked cars in the area - Please make an effort to lock all car doors while cars are parked outside of garage and Keeping garage doors shut at all times
 - Other topic of discussion was keeping street drains clean of leaves and other debris. Please remember to pick up all pet waste to keep runoff from entering our drainage system
 - Johnson county in looking into providing grants to neighborhood for replanting of trees - Amber Meadows HOA will continue to look into this to see if we meet the requirement for grants when they become available
 - Bulk Item pick up for Amber Meadows (provided by the city) will be OCT. 6th - can have up to 5 items, please do not place them out for pick up before Friday night

VICE PRESIDENT: No new information

TREASURER:

- 3 houses still have not paid their HOA dues
- One homeowner sent the board a request to waive the "late fees" - Board considered this request, but ultimately decided not to waive the late fees.
 - Additional note (at the time of the typing of these notes), 2 of the 3 homeowners have paid their HOA dues including late fees

ARCHITECTURAL COMMITTEE:

- no new request for Architectural approvals

SOCIAL EVENTS:

- The Amber Meadows Fall Festival will be Held on Oct. 27th -- there will be a bonfire and Hayrides -- more information to follow

SECRETARY:

- No new information

GROUNDS AND LANDSCAPING:

- Plan to aerate and overseed within the next few weeks - therefore running sprinklers to keep new seedlings water for the next few weeks
- Continue with the plan to kill off some of the old plantings at a monument to prepare for new plantings
- Looking into a sprinkler leak - have traced it to an area around the pool area, should have a proposal for fixing this by next meeting
- Oct/Nov - will start winterizing and sprinkler blowout
- Board was reminder that eventually sprinklers will have to be replaced in approximately 10-12 years (this will be a substantial amount)

POOL:

- Plan to keep pool open for another week due to warm weather
- Overall have had a good "pool season" - very few complaints about mis-conduct or "issues"
- Receiving quotes on patching baby pool and replacing one of the large pool pumps as well as fixing the some wood rot located on the front gate. - will bring proposal for this issues at the next meeting for approval
- Recommended removing new security cameras during the winter season to prolong life

WEBMASTER:

- 2 new residents have completed the online form to add their information to the Neighborhood directory - We will continue to encourage homeowners to update information online
- working with Young Management to accept Credit Cards on the AMHOA site for 2019 collection on Annual fees
- Continue to work with DreamHost for web platform

WELCOME WAGON:

- No Report

Next Meeting: Oct. 8th, 2018 @ 7:00PM

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