

# **Amber Meadows HOA Annual Meeting - Minutes**

**Date:** May 6th, 2019 7:00pm

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

**Attendance 2018 Board:** Karen Bartelli, Kyle Kuhlman, Patrick Thurmond, Andy Shane, Cliff Speegle

## **Minutes**

**Approval of Minutes:** Previous Meeting minutes were approved

**Recognized Homeowners Present:** - Mike Bretton

## **Report of Positions:**

**PRESIDENT:** Not present

**VICE PRESIDENT:**

- Checking to make sure HOA meetings are being posted so that homeowners are aware of dates and times of all meetings 10 days ahead of meetings
- New version of OP Cares - [www.Opcares.opkansas.org](http://www.Opcares.opkansas.org) -- This website can be used by any resident in Overland Park to hotline neighborhood complaints, (ie. Grass too long, trash or other items located around the home) see link on Amber Meadows website - [www.myambermeadows.com](http://www.myambermeadows.com)
- Continue to look into pricing for lawyers to review Amber Meadows By-laws and update as needed

**TREASURER:**

- Insurance policy for AMHOA is due
- Nine homeowners have still not paid annual assessment fee, letters personally delivered to homeowners so they are aware they are accruing late fees monthly - fees updated on the website
- Attempting to contact Time Warner Cable to set up internet for the pool - awaiting a return call
- Have discussion with Defenbaugh for contract renewal 2020

**ARCHITECTURAL COMMITTEE:** No new information

**SOCIAL EVENTS:** No new information

**SECRETARY:** No new information

**GROUNDS AND LANDSCAPING:**

- Homeowner emailed Board with questions about landscaping/mulching a bare area on Nieman - This bare spot was caused by the grass dying under a large pine tree. ¼ of the pine Tree was damaged during a storm thus now exposing the bare area - The board is aware of this issue and it has been added to our "To-do" list - some (but not all) items of the list are mentioned below
  - Removing and replacing dead trees around neighborhood
  - Tree trimming

- Replace landscaping monuments
- fixing/ adding landscaping around pool fence
- Replacing landscaping at entrance island at 129 and Nieman
- 127th west of Bond has some low hanging Crap-apple trees that we would like to trim

. POOL:

- Pool uncovered and management company is working toward opening
- Companying preparing quote for drilling holes for new ladders
- Pool opens Memorial Day
- Southwest corner of pool deck retains water and is deteriorating - will get a quote to replace this section

WEBMASTER: No new information

**Next Meeting: June 3rd, 2019 @ 7:00PM**

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