

Amber Meadows HOA Annual Meeting - Minutes

Date: Dec. 2nd, 2019, 7:00pm Price Chopper 11700 W 135th Street, Overland Park, KS 66221, USA

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

Approval of Minutes: Previous Meeting minutes were approved

Recognized Homeowners Present: Mike Bretton

Report of Positions:

PRESIDENT:

- The President will be gathering information from all board members and producing a yearly update for residents. This update will include information about our annual breakfast/board meeting and what steps to take if resident would like to place their name on the voting ballot to join the Amber Meadows HOA.
- Secretary will contact Colonial Presbytarian Church off 135th street to secure a meeting space - Dates anticipated are Jan 11, 18th, or 25th

VICE PRESIDENT: Not present

TREASURER:

- 2020 Assessment Letter have been sent
- It was requested that the Assessment letter from Young Management be addressed to Homeowners or Current Resident, however Young Management reports this is not a possibility for them. We will continue to update Young Management with information on New resident to help ease this process.
- Deffenbaugh provided information on contract renewal for a new 5 y contract that guarantees a 3.5% increase limit per year. We will be gathering other bids and plan to present information at the annual year-end/election meeting in Jan. - With these projected rates, the board anticipates a slight increase in HOA fees will be required within the next three years. Please remember that we continue to be one of the lowest HOA fees in the area, with other local subdivisions collecting upwards of \$700 per year. Currently each Homeowner pays approx \$14.33 per month for weekly trash pick up, recycling, lawn waste and bulk pick up. The fee would be drastically higher if each homeowner was to pay directly for services.

ARCHITECTURAL COMMITTEE:

- Requested that residents be informed of the possible "wait period" that may result from new Architectural approval plan implemented 12/2019 - President will include this information in his next newsletter and the webmaster will add wording to the Architectural Approval form on the Neighborhood website
- We discussed if Architectural approval request would be reported in meeting minutes and the board made a decision to include those requests that vary from the norm. We decided that

normal request would include but are not limited to items such as house painting when neutral colors are chosen, rebuilding existing fence, replacing windows, etc.

- Resident contacted Board with questions regarding Renting out Homes in Amber Meadow. Per the HOA code, homes in Amber Meadows are “single family dwellings”. Residents are not allowed to live in one part of the house while renting out space to another. We do, however, allow for homes to be rented, with some requirements. They must register with the City of Overland Park, obtain and maintain a License which requires routine city inspections
- An “OP Cares” ticket was submitted and the City will be contacting those individuals who have violated the City code by parking Trailers either on the driveways or street.

SOCIAL EVENTS:

- Christmas light contest - 1st place \$50, 2nd place \$25 - will send out a note to resident listing deadline date

SECRETARY: No new information

GROUNDS AND LANDSCAPING:

- End of year maintenance for sprinklers and landscaping has been completed, There will be one final “Clean Up” of leaves before the end of the year
- Recommend selecting 2 more monuments for updated landscaping this spring
- Board members to check on lighting at monument located 127th and Bond - it is thought that a bulb needs to be replaced, if this is not the cause, then we will discuss contacting outside services for bid to correct
- One of the trees that was scheduled to be replaced off Quivira was unable to be placed this fall due to weather, this is scheduled to be planted in the spring of 2020
- A discussion was had about purchasing new LED christmas light for the monuments - the Board approved this request and lights will be purchased and placed ASAP

POOL:

- Water One was contacted and completed a site visit - They stated that there was no leak, however with the increased rain, groundwater was pooling. Our Landscape provided requested that we reschedule a meeting with Water One so that he can meet with the representative and discuss the problem on site
- Board member will follow up with a resident who had a complaint about the pools cleanliness this year to determine her concerns, then carry those concerns to the Pool Maintenance company

WEBMASTER:

- Added website code updates.

- Activated the online payment system and changed for the 2020 assessment.
 - <https://www.myambermeadows.com/asp-products/amhoa-2020-assessment/>
- 3 people have already utilized the online payment system for the 2020 assessment fees and 63 residents visited the Amber Meadows website on 12/2 alone!

WELCOME WAGON:

- Young Management has not been reliable in reporting the address of properties that go through property closings in Amber Meadows, a request was made to contact Young Management to provide this information as this is how the Welcome Wagon becomes aware of new residents.

Next meeting date and location will be announced via Website and through Email upon verification on date