

Amber Meadows HOA Annual Meeting - Minutes

Bookkeeping by Young Management Company

Date: April 14th 7:00 pm -

Online Meeting open to Amber Meadow residents due to Covid 19 Pandemic

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

Recognized Homeowners Present: Mike Bretton, Paul Dominick, Anthony and Monique White, Scott Levich

Motions and Approval of Minutes:

- Previous Meeting minutes were approved by vote of board

Old Action Items

- 2/11/2020: Replacement of Bond monument light: **Completed and will be removed from Action items (See Below)**
- 2/11/2020: Secure Quotes on concrete pool deck repair : Due to difficulty obtaining bid with Covid 19 outbreak, this item will be address this Fall - The pool deck will be patched for the 2020 season - **Placed on hold until fall**
- 3/10/2020: Contact Young Management about providing summary of 2020 assessment fees by lot: **On Hold due to Covid 19 - board focusing of how Covid 19 may effect 2020 fee assessment payment**
- 3/10/2020: Gather bids for fence replacement : **Completed (see below), will be removed from action item**

Discussion Items

What Fences are owned and maintained by the AMHOA?

To clarify, the AMHOA owns, and is responsible for, age related maintenance of fencing that runs ago the following borders

Section A: Quivira Road: North from 129th Street to 127th Street

Section B: 127th Street : East from Quivira to Bond Street

Section C: 127th Street : East from Bond Street to Nieman Road

Fencing that runs along Nieman South from 127th to 129th is owned and maintained by the homeowner.

- It is believed that since the Homes backing Nieman were some of the last to be built, their fencing was not initially included in the AMHOA Bylaws - Residents have requested that this issue be considered when establishing new ByLaws when appropriate

Landscaping Questions

A few residents had questions about current landscaping procedures and brainstormed with the HOA Board about problem areas, mainly located off Nieman road. Plan Proposed for board members and/or residents to meet with the current Lawn Care Service to offer suggestions.

Review by Positions

PRESIDENT:

- Monuments at 127th and Bond now have new lighting components and are burning bright!
- Unfortunately the monuments at 129th and Quivira do not have access to electricity. Previously the board was utilizing residential solar Lighting, but it was felt this wattage was inadequate. The board voted to purchase commercial Grade solar LED Lighting to hopefully solve this problem.

VICE PRESIDENT: No New information

TREASURER:

- 9 Homeowners have yet to pay their 2020 Assessment Fees - Those individuals should be receiving correspondence discussing payment and lien information. Please contact the Board if you are having difficulty paying the assessment due to Covid 19 Unemployment or similar issues.

ARCHITECTURAL COMMITTEE: No New Information

SOCIAL EVENTS:

- Spring Garage Sale will be postponed due to Covid 19 "Stay in Place" Order - More information to come

SECRETARY: No new information

GROUNDS:

- Bids were received for new fencing on Section A and Section B (see definitions above)
- Mann and Mac Fencing companies produced bids with the Board voting to accept the proposal from Mann Fencing Company.
- The Board had voted and agreed to proceed with new fencing for Section B (127th Street East from Quivira to Bond)
- Section A fencing will be re-evaluated for minor fixes, but complete replace will not take place this year.
- Section C has already been replaced
- The board will continue with plans for replanting the monuments at 129th and Quivira

POOL:

- Electrical company was contacted to assess the lighting in the pool. - Pool lights have not been working properly and were turned off last season for safety. - It was recommended that 2 of the lights be retro-fitted for new LED fixtures with new junction boxes. Being the new fixtures will provide more lumens than previous bulbs - only 2 of the 4 pool lights will be required. The board voted and approved to complete this work prior to the pool opening.

- Due to difficulties obtaining bids to fix the concrete pool deck - this project will be re-addressed after the closing of the pool. Areas of the pool decking that require attention will be patched for the 2020 season.
- The board will move forward with the plan to open the pool on Memorial Day. We will continue to be in contact with the city for recommendations due to the Covid 19 outbreak.

WEBMASTER:

- Special Thanks to Patrick for setting up our online meeting! Please watch for information on Next month's meeting.

WELCOME WAGON: No new information

New or Continued Action Items

- 4/14/2020: Replacement Fencing for Section A and B: Continue to monitor progress for new fencing and replacement
- 4/14/2020: Replanting at Monuments 129th and Quivira
- 4/14/2020: Replacement of Pool Lights
- 4/14/2020: Landscaping concerns off Nieman
- 4/14/2020: Reschedule Garage Sale dates

Action Items on Hold

- 2/11/2020: Secure Quotes on concrete pool deck repair: Due to difficulty obtaining bid with Covid 19 outbreak, this item will be address this Fall - The pool deck will be patched for the 2020 season - **Placed on hold until fall**
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Next Meeting: May 12, 2020 @ 7:00pm

Location: Will be determined closer to date if meeting will be held online or at

Price Chopper, 11700 W 135th Street, Overland Park, KS - Cafeteria (will be determined if City is still under "stay at home" orders from Covid 19)