

Amber Meadows HOA Annual Meeting - Minutes

Bookkeeping by Young Management Company

Date: May 12th, 2020 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

Home Owners Present: None

Motions and Approval of Minutes:

- Previous Meeting minutes were approved by vote of board
- Board voted to waive Robert's Rules of Conduct

Old Action Items

- 4/14/2020: Replacement Fencing for Section B - We are scheduled for Fence replacement (127th and Quivira east to Bond) - Estimated start date will June/July - Owners that back to this fence line should look for communication both from Amber Meadows HOA and Mann Fencing company closer to the start date. - Will **continue to monitor** as action item until finished
- 4/14/2020: Replanting at Monuments 129th and Quivira - **postponed** due to weather and opening of Pool
- 4/14/2020: Replacement of Pool Lights - scheduled to be complete before Memorial Day
- 4/14/2020: Landscaping concerns off Nieman - Has been address with Landscaping company - **complete/removed**
- 4/14/2020: Reschedule Garage Sale dates - on **hold** due to Covid 19

Discussion items

POOL OPENING - The board discussed many options for opening the pool for the 2020 season. We do plan to go forward with opening the pool following certain conditions - Please look for more detailed information through your email.

Review by Positions

PRESIDENT:

- New commercial solar light at the monuments located at 129th and Quivira have been installed and are working great

VICE PRESIDENT: No New information

TREASURER:

- 2020 Budget - We will be utilizing \$25,000 out of our reserves for fence construction
- Looking forward with inflation and increases in Waste Management services: It is apparent that the Board will need to raise HOA Assessment Fees. We are beginning discussion on this topic and are tentative planning for a Vote to increase Fee assessment in 2021. We welcome any and all homeowners to attend Board meetings to help with this process.

ARCHITECTURAL COMMITTEE: No New Information

SOCIAL EVENTS: No new information

SECRETARY: No new information

GROUNDS: No new information

POOL:

- Below will be some of the requirement for re-opening the pool following the Covid 19 crisis:
 - We will be utilizing Sign Up Genius for homeowners to sign up for 2 hour time slots, how many slots a week had not been determined
 - Maximum of 30 people in the pool area with social distancing being strictly observed
 - Pool furniture will not be available for use , No Guest premitted
 - Home Owners will be required to sign an agreement stating they will follow guidelines before the Pool code will be provided

WEBMASTER: Will be looking into new platforms for future online meetings. Some platforms including Zoom offer free services limited to 45 min meetings.

WELCOME WAGON: No new information

New or Continued Action Items

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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**
- 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**
- 4/14/2020: Reschedule Garage Sale dates hold due to Covid

Next Meeting: June 9th, 2020 @ 7:00pm

Location: Price Chopper, 11700 W 135th Street, Overland Park, KS - Cafeteria