

Amber Meadows HOA Annual Meeting - Minutes
Bookkeeping by Young Management Company

Date: Aug 11th, 2020 7:00 pm

Meeting held at the Amber Meadow Pool

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

Home Owners Present: Anthony Ross, Anthony White

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

- No New action items

Discussion items:

- Anthony Ross (current homeowner) introduced himself to the board and provided information on HOA insurance opportunities available through his employer. The Board welcomed Mr. Ross proposed to present the HOA with a quote for possible savings. Mr. Ross believed that he should be able to present this information at the next board meeting.
- Mr. Ross and Mr. White have both expressed interest in joining the 2020 HOA Board - we will continue this discussion at the Sept meeting.

Review by Positions

PRESIDENT:

- Waste Management contacted several homeowners, notifying them that due to Covid 19 and staff shortages, yard waste will not be collected for approx 4 weeks. They will provided a refund to the Board for these services, totalling \$1.46 per household

VICE PRESIDENT: No New information

TREASURER:

- 2020 Online neighborhood directory has been updated

ARCHITECTURAL COMMITTEE:

- discussed a resident's request to install an outdoor batting cage - Decision was made to contact resident for more information prior to decision
- resident contacted the board for further information regarding access to sidewalks that cross driveways. There is a Overland Park ordinance code that state no sidewalk maybe blocked for any reason - Resident will be notified to contact OP cares to address this issue

SOCIAL EVENTS: No New information

SECRETARY: No new information

GROUNDS:

- Identified a few sprinkler heads that need repair located off 127th and Quivira, will obtain quote for replacement/repair
- Plan to Assess fence along Quivira for fence pickets that require replacement

POOL:

- Board voted to keep Pool opening after the scheduled Labor Day closing due to nice weather and continued attendance. This is not expected to exceed the projected Pool expenses due to the late pool opening.
- Plan to obtain Quotes for replacing Vs retiling of pool, Painting of main pool, possible repairs of fiberglass, and repair/replace of broken ladder

WEBMASTER: No new information

WELCOME WAGON: No new information

New or Continued Action Items:

- Plan to obtain Quotes for replacing Vs retiling of pool, Painting of main pool, possible repairs of fiberglass, and repair/replace of broken ladder
- Board's decision for adding Anthony Ross and Anthony White to the HOA board

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: Replacement Fencing for Section B - **Contract signed, next task is to send out letter to affected homeowner - Awaiting fencing company's schedule**
- 4/14/2020: Replanting at Monuments 129th and Quivira - Did finish planting at 127th Quivira, **We will continue with this task come fall for better survival of plantings hold til fall**

Next Meeting: Sept 8,, 2020 @ 7:00pm

Location: Amber Meadows Pool