

Amber Meadows HOA Annual Meeting - Minutes

Bookkeeping by Young Management Company

Date: Oct. 13th, 2020 7:00 pm

Meeting held at the Amber Meadow Pool

Attendance: Anthony White, Kyle Kuhlman, Karen Bartelli, Patrick Thurmond, Cliff Speegle

Home Owners Present: Mike Bretton

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

- Bid for HOA insurance - **continued**

Discussion items:

Homeowner had made a suggestion to paint a pickleball court on the pool parking lot for spring/fall use
- will look into possibility

Review by Positions

PRESIDENT:

- not present

VICE PRESIDENT: No New information

TREASURER:

- NEC committee was asking for updated emails and phone numbers of board members - will be provided with board member's approval
- Pool permit paid for next year
- Years spending remains on track for the rest of 2020
- Young Management representative has changed from Cheryl to Lindsey

ARCHITECTURAL COMMITTEE:

- Contacted homeowner about misunderstanding of front yard landscaping - issue resolved

SOCIAL EVENTS: No New information

SECRETARY: No new information

GROUNDS:

- Conversation had with fencing company, Due to Covid crisis, they are having difficulty obtaining fencing at a reasonable cost for project completion and the company has requested the Board start the project in the spring on 2021 - Board approved however sets time deadline
- 2 sprinkler heads replaced on Island off 129th street, plan to check water budget to determine how long to remain watering as we enter into late fall
- Plan to have a couple more mows with left clean up and planting cut back

- Ash Trees - after a view of ash trees on the grounds, they are 10 trees that would strongly benefit from Ash Bore Protection - Will plan to budget for this as a new line item in the 2021 budget

POOL:

- Pool Closed - will plan to change out pool code
- Special thanks to Kyle Kuhlman for handling the Pool sign up this year!

WEBMASTER: No new information

WELCOME WAGON: No new information

New or Continued Action Items:

- Contact Lawyer to look into amendment to restrictions for House rentals 10/13/2020
- Plan to obtain Quotes for replacing Vs retiling of pool, Painting of main pool, possible repairs of fiberglass, and repair/replace of broken ladder - **Continued**
- Board's decision for adding Anthony Ross and Anthony White to the HOA board - **Completed**
- Bid for HOA insurance - **continued**

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, painting, possible fiberglass repair, ladder replacement - **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 fal**

Next Meeting: Nov. 10th, 2020 @ 7:00pm

Location: Planned for online meeting