

Amber Meadows HOA Annual Meeting - Minutes

Bookkeeping by Young Management Company

Date: Sept. 9th, 2020 7:00 pm

Meeting held at the Amber Meadow Pool

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

Home Owners Present: Anthony Ross, Anthony White, 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

- 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**

Discussion items:

The Board voted and approved the addition of Anthony White and Anthony Ross to the HOA Board.

Review by Positions

PRESIDENT:

- Provided an update on what actions can be made in order to regulate the number of rental properties in Amber Meadows. - The board agreed to move forward with the proposal to take the necessary steps to obtain 75% written approval of HOA to amend the Bylaws to include the requirement that all property owners must maintain residence for 1 year to be eligible for rental. - plans are made to contact the HOA lawyer to obtain the steps necessary to move forward
- The City of Overland Park will have a recycling day at Blue Valley 8-2 on Sept 26

VICE PRESIDENT: No New information

TREASURER:

- no new information

ARCHITECTURAL COMMITTEE:

- presented homeowner request for adding small landscaping/garden to side yard off driveway - Board votes and agreed, homeowner contacted and informed board approved with the requirement that no fencing be used and landscaping be well maintained and in accordance with the City of Overland Park

SOCIAL EVENTS: FALL garage sale will be Sept 24-26

SECRETARY: No new information

GROUNDS:

- continue to wait for beginning construction of fence, sprinkler head replaced, and dead tree removed, stump ground

POOL:

- Plan to keep the pool open as long as possible

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 - **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 - **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: Oct 13th, 2020 @ 7:00pm

Location: Amber Meadows Pool