

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

**Date:** Jan 29, 2022 - 9:00 am - meeting held online via Zoom

**Attendance:** Matt Stephens, Kyle Kuhlman, Patrick Thurmond, Cliff Speegle

**Home Owners Present:** See chat log in the google drive folder

<https://drive.google.com/file/d/1Tj9wdhnFT1JPgdWDC88-Gi71pULI-HHu/view?usp=sharing>

**PRESIDENT**

- Greeting and discussion of topics on the agenda

**VICE-PRESIDENT** -- Not present

**TREASURER**

- 2021 total expenses were \$149,415.59 and the 2021 estimated budget was \$156,106
- Broken down my Expense the budget is broken down into the following categories:
  - Utilities (including trash) - Approx \$205 of the individuals annual \$425 dues
  - Grounds - \$101 of the \$425 dues
  - Pool - \$71 of the \$425 dues
  - Administration -\$17 out of the \$425 dues
  - Insurance - \$7 out of the \$425 dues
  - Savings - \$22 out of the \$425 dues
- Waste Management fee increased 3.5% for 2022 year and was a 5% for 2021.
- Additional details and discussion in the zoom recording

**ARCHITECTURAL**

- Board approving home additions via board meetings and need to add them to the agenda

**POOL**

- Pool tile replacement
- Deck Repairs needed
- Additional details in the zoom meeting recording

**GROUNDS**

- Using Bretton's Lawn service has been great
- Fence repairs needed
  - Along 127th and those on Quivira
- Updating monument beds flowers

**Social**

- Easter Egg hunt
- July 4th Parade
- Hosted Volleyball Tournament
  - Might do this again in 2022

**WEBMASTER**

- Website is through Dreamhost - \$100
- All email and website content is hosted by them

**Additional Questions in Chat**

See chat log in the Google Drive for details

Vote for 2022 Board Members

Nominated: Matt Stevens, Cliff Speegle, Patrick Thurmond, Kyle Kuhlman, Jeff Kander, Anthony White, Brandt Whittenburg

Vote passed to approve all those nominated. See chat log for details.

At Large Members: Tara Brown, is available M-F

**Next Meeting: TBD**

**Location:** Zoom call unless otherwise notified