

Meeting Minutes

Call to Order

- The annual meeting of Olathe Trails HOA was held on February 7, 2023, in the board room at Indian Creek Library. It began at 6:00 pm.

Attendance

- Board members: Marty, Lin, Wayne, Dawn, John, Sally, and Jenna
- Homeowners: Barry, Tony, Angie, Stephanie, and Steven

Matters up for decision:

- None

Matters up for discussion:

- Annual Board Meeting topics: annual budget, expenses for 2023, dues increase, unpaid dues, and FAQs

Discussion minutes

- Lots of discussion around unpaid dues: what can be done?
 - Possible connection to a lawyer with experience dealing with HOA dues. Board will follow up with Stephanie
 - Send out lawyer letters
 - Set up past-due homeowners on a payment plan
- Discussed updating bylaws
 - Currently, the bylaws are not clear and are not being upheld
 - Past boards didn't enforce anything because current bylaws do not have any citations/fees
 - Make a summary of the bylaws for easy reading (especially for new homeowners)
- New Homeowners and neighborhood culture
 - Possibly create a welcome packet for new homeowners

- Angie didn't get updated on what HOA bylaws are: she may not be alone in this
- The board needs to get in front of new homeowners and introduce ourselves
- Find more ways to communicate with homeowners: possibly a notice board at the central playground, along with website updates, and Nextdoor
- More visibility of the board and the neighborhood improvements
- How can we help foster more neighborliness?
 - Ideas include events such as street block parties, movie nights in the summer, a social gathering with a food truck
- Ideas were discussed for helping improve the neighborhood
 - Create a form for people who need help
 - Create a form for people who would be willing to help provide services for free (tree trimming, yard work, etc)

Other matters for discussion

- Board meetings need to be more publicized so that homeowners can attend if they'd like to
- Many comments about building on the momentum and creating an agenda for neighborhood improvements for 2023
 - There's a lot to do: we need to prioritize and understand the limitations of the board and our neighbors

Meeting finalization

- Actions to be taken: update the website more frequently, upload minutes from the meeting and the slides from the meeting
- Next meeting: March 21, 2023 in Room F from 6-8pm

- As a reminder: the first 15 minutes of the meeting is open for neighbors, then the meeting is closed for the board.
- Meeting close