

MINUTES Board Meeting Olathe Trails - August 8, 2024

The meeting was called to order by Dawn. We welcomed three new board members: Nick Smith, Nathan David and Jeff White.

Lin read the minutes of the Annual Meeting, July 19, 2024. Minutes were approved and Marty will post them on the Website.

Marty handed out the attachments and read the financial report. This led to a discussion about the outstanding dues and adding 8% onto the delinquent accounts. Discussion is moved to later in the meeting. She noted that some homeowners have paid their delinquent dues when she told them that she would be putting a lien on their property. This does sound like a good incentive for some. John stated that he looked online for ideas on what other HOA's were doing, and all options seemed to be an added expense. John would like Marty to consider online banking where it is possible to get a higher interest rate on the savings. Specifically, Ally.com or Cap One. Marty will also follow up with Commerce about interest rates.

Marty reported on the sink hole (entrance is South off 125th Street at the sidewalk near Sycamore) Status: It is fenced off and we are waiting to hear from the City. Pictures of the water problem caused by heavy rains were provided by Nate.

Deeper discussion of the 8% interest was discussed. It is agreed that the current by-laws will be reviewed to see what the exact wording states, but that it will be something we intend to clarify in the upcoming amended by-laws both for the action to add the 8% and for the coverage to protect homeowners should future Board members neglect to send statements for HOA dues payments.

Marty led the discussion regarding the Lawn Care Contracts and the upcoming bids. It was agreed that the current company (Next to Nature) is generally doing a good job. They know the area well and we would not have to "train" another group. We agreed that we would like to keep them, but are looking for ways to get the cost down. A suggestion is to ask them for another 2 year contract and/or perhaps lower the number of mowing sessions. Perhaps asking them

where they can cut the costs if given another two year contract, or what other “perks” they could provide if given the contract. (maintaining the flowers at the entrance signs)

There was a conversation comparing the website to a Facebook page. A number of good points were brought up for using Facebook.

*Files could be uploaded

* Homeowners would be notified if there was a post..thereby they would be informed more timely of any ongoing events in the neighborhood.

* Moderators would be needed. Nick offered to oversee the page and assist.

* Rules would have to be agreed to before you can “join” the page.

* It might be an easier way to answer questions that are now coming into the email address.

And would allow for more people to respond, rather than one person on the email.

This will be discussed further at the next meeting.

John questioned our responsibility for the sidewalks, wondering if some of them belonged to the City or are they all ours. It was noted that they are our responsibility. If things get worse, or at some time in the future, we will need to check on the contracting prices to repair/replace.

Marty informed that she went to an Expo for HOA’s. She found information about applying for grants. This may be something for us to look into, especially if the sidewalks need to be replaced.

Marty also prepared a number of Welcome Packages for the new homeowners. The packet includes information that new owners will need to know, regarding the website, City of Olathe info, HOA dues, etc. Several were being distributed by Board members.

Items to be discussed at the next meeting:

- Facebook Page and Web Page
- By-law wording for 8% interest charge
- Additional new business

