

MINUTES: ANNUAL MEETING July 19, 2024

In attendance:

Board Members: Dawn, Marty, Sal, Lin, John Absent: Wayne

Homeowners:

Daniel Gibbs (005)	Christopher Ernst (125)
Madrigal Gilbert (006)	Stephen Ore (126)
Angel Garcia (007)	Ronald Thies (130)
Matt Nicholson (016)	Barry Lenth (147)
Peterjun Custgodio (019)	Michael Budai (148)
Chen Li Kang (032)	Steven Walter (152)
Maria Kuripet-Diaz (038)	Ruben Luna (155)
Jaden Lacy (039)	Jacob Hopfinger (158)
Becky Mazmanian (060)	Brad Harvey (182)
Nathan David (108)	Jeffrey White (184)
Eleanor Steinbron (118)	Omar Rodriguez (189)
	Renter (197)

Dawn called the meeting to order.

Board members were introduced.

Marty read the budget and financial reports.

Homeowners were informed that the Lawn Maintenance contract was a 2 year contract and would be up for renewal/bids this November.

Dawn discussed the Statements. Discussion was made that we are trying to go paperless, but there are still a few who don't provide emails and those statements are mailed.

Discussion was directed to past due accounts and the procedure we follow to attach lien costs. It was suggested by a homeowner to get an attorney. This idea was determined to be non-beneficial for the cost. Homeowners do not feel we do enough to keep from others getting past due on their dues.

Discussion moved to Lawn Maintenance. Some homeowners feel that the lawn company is not doing their job. As a Board we agree in some aspects, because Marty is dealing with things missed weekly. Perhaps, we need to hit the lawn company where it hurts..in payments, and only pay partial until items are completed per contract. Much discussion was toward trees and brush growing around the green electrical boxes, and weather it is the lawn company's responsibility.

Discussion moved to the playground equipment. We had reports of some decline in paint, etc. Marty painted the teeter-totters. We also could not find where a swing was reported missing. We encouraged homeowners to let us know if they see something missing, and we will replace. Pea gravel continues to be a problem, the kids rip out the barrier and disperse the gravel. An effort to have the lawn company control the weeds will be made.

Discussion moved to trees and bushes. Homeowners were reminded that they are not to throw their limbs into the common area and if they see limbs from their trees in the common area, to please remove them. They were reminded that the older trees in the common area are starting to cause problems and cost us money.

Discussion moved to discuss the by-laws. The homeowners in attendance all agreed that the by-laws need to be updated. They would like to see less rental properties and airbnb coming into the area. Homeowners were informed that we can not do anything about areas where the parking is stacked on the streets. However, they were informed that if they felt it was a line of sight issue, or unsafe driving, they should call the city to report it.

Along this issue, homeowners also brought up the upkeep of homes in the area and what can be done about it. We informed them that the city does have an ordinance, and therefore, if they contact the city or fill out a form through Olathe Connect, they can ask the city to look at a house, and then send a letter to the homeowner on what they need to do to comply.

Per the Agenda information was passed along on the Benches/Tables; Drainage Ditch; Sidewalks; Lights; Entrance Signs; and Community Events. Some homeowners suggested other events as potlucks, or get togethers. We commented that we would be glad to have those, but most recently when we have tried, there has not been much interest.

Another question the homeowners asked was regarding a management company. An informed homeowner responded with the costs of employing a management company and what you lose to them and attorneys in delinquent dues.

Other items brought to our attention by the homeowners and will be discussed at the next Board Meeting in August.

- A community message board.
- Tacking on an 8% interest charge to delinquent dues.

Meeting was adjourned.