

March HOA Meeting Minutes

March 14, 2021

Those in attendance: Officers: President Mike Thomas, Vice President Brian Bonebrake, Secretary Debbie Mitchell.

14 Board members/Residents were also in attendance.

The meeting was called to order by President Mike Thomas as 7:00pm.

Water Department Presentation on the Line Replacement Project:

Special Guests: Councilman Dan Fowler and Terry Leeds, KC Water Department Director and Melanie Jollett, Water Distribution Division Head attended the meeting to update us on plans to replace waterlines in our neighborhood. Mr. Leeds stated that many breaks have been occurring all over the city, as many as 8 in one day. When asked, he stated that the type of pipe they are using to replace the old lines with should last 100 years. Ms. Jollett stated that the project in our neighborhood should start in late summer/early fall. There will be a public meeting to explain what will happen during the project. Projects usually take 180 days, depending on the weather. Water will usually be turned off 4 hours at a time, residents will be notified before water is turned off. Restoration will be done after the project is completed, weather permitting. Inside meters will be replaced. Letters will be sent to everyone before the project starts. The first area to be replace will be the area on North Charlotte and North Harrison, where so many breaks have occurred in the last few years. A question-and-answer discussion followed.

Financial Update

- Checking Total: \$42,911
- MM Total: \$53,356
- Assessment Checking Total: \$30,880 Lawn care prepaid, first bill to prepare pool to open paid.
- Expenses YTD: \$49,835
- Overall Receivables: 2021 Dues: a few more home paid in February.
 - Overall: 82 homes with past due money on the books (28 are >350) The majority of monies due are 2021 HOA dues.

- Pool
 - Swim team plans/thoughts for 2021 At this time, the swim team does not know if they can afford to practice at our pool and have meets at Willow Farms. We will continue to discuss using our pool for practice and meets with them.

 - Contract sent and initial invoice paid. Northland Pool will have the pool ready to open in May. They need to finish painting the pool deck and get some prep work done.

- Lawn Care / Greenway
 - We paid the pre-pay invoice (20 cuts)

 - Spillway cleanup Rick Head updated us on obtaining a dumpster from the city. The city provides this service on the third Saturday of the month. The motions was made by Jai Pate to schedule a cleanup with city dumpster on Saturday April 17, from 8-12, or until the dumpster is full. The motion was seconded by John Spotswood. We will see if it is possible to get 2 dumpsters, one for the spillway cleanup and one for residents to use for cleanup, NO Yard WASTE, just household cleanup. The cost for the city dumpsters would be \$60 for one, \$120 for two. We will also get a quote from our Lawn Care people to see if they could help with some of the cleanup. We will need residents to help with this cleanup. Final plans will be made at the April meeting.

- Clubhouse
 - Rentals YTD: There has only been 1 rental for far this year. We expect this to be another slow year.

- 2022 Dues Increase.
 - Continue conversation on annual dues increase to \$425 in 2022 and \$500 in 2024. John Spotswood made the motion that the HOA dues be increased to \$425 in 2022 and \$500 in 2024. Rick Head seconded the motion. There will be a vote on this motion at the June meeting. A show of hands vote was taken to allow residents to vote beginning at pool key pickup and continuing until the June meeting. The motion passed. This increase will allow the neighborhood to be able to pay the bills, the largest

one being pool maintenance, without running out of money. Prices for these amenities go up every year.

- Shed Approvals There have been several shed approvals this month. Please submit your proposal to the Board following the guidelines stated in the By Laws.

Open Forum

- We will want to get some more food trucks this spring to the clubhouse - Quinn/Mike will reach out to the Facebook page for food trucks to try and line up a few varieties. We would like them to come on the weekends and during the week.

With no further business, the meeting was adjourned at 8:52pm.

Respectively Submitted,

Debbie Mitchell, Secretary