

Meeting Minutes – Amber Hills Estates Homes Association

Location: Community America Credit Union – 13590 S Black Bob Rd, Olathe, KS 66062

Date: November 2, 2016

Attendance:

Home Association Solutions Contact: Jess Bogle and Gus Toca

Voting members in attendance included:

- Lisa Huston
- Larry Buck
- Scott Steenhard
- Michelle Veatch
- Sarah Bartlett
- Lisa Haines

-Meeting called to order at 7:06p.

Agenda Items:

1) Approval of Meeting Minutes

- a) Board reviewed meeting minutes from the October 5th meeting and approved as amended.
- b) Amendment to pool opening date: actual opening date is Thur., May 19th not Fri., May 20th

2) Financials

- a) Gus Discussed Financials
- b) Reviewed A/R Aging Summary
 - i) Legal letters have been sent in the past to neighbors with the highest outstanding dues.
- c) 2017 Budget Proposal
 - i) Suggested to have a separate dedicated cash reserve account
 - (1) Move \$30,000 to reserve now
 - (2) Every year move \$10,000 to reserve
 - ii) Legal fees have decreased for 2017
 - iii) Management fees are the same for 2017
 - iv) Fence and monument expenses need to be separate
 - v) Water sprinkler maintenance is higher due to not being done in 2015 as was budgeted.
 - vi) The option of doing a reserve analysis was discussed. Jess did not feel like it was needed at this time.
 - vii) A question was asked how long dues have been \$350. Jess was to investigate.
 - viii) Projects this year included was monument rehab and fence repair. Still to be done this year include tree removal and plant trees on 155th. A motion was made and approved to add these to the 2017 budget.
 - ix) A motion was made to approve 2017 budget. It was seconded and approved unanimously.

3) Grounds

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- a) Holiday lights have been put up but should not be on yet. Jess will check why they have been on.
 - b) Fence to be stained spring 2017
 - c) Fence near 155th needs to be repaired and appears something is pushing on the fence.
- 4) Pool
- a) Jess spoke to APS about bathroom and umbrella repairs.
 - b) \$3000 budgeted for bathroom repairs: sink, toilets fans and painting etc.
- 5) Social
- a) Sleigh ride is set for 12/16. Jess to send Lisa Haines information so she can confirm with Rodney Sharp.
 - b) Confirm that they can pick up poop.
 - c) Can have a Santa for \$250. Lisa will investigate.
 - d) Sarah discussed possible vendors to donate snacks
 - e) Larry has case of cups and hot cocoa
 - f) Sign up needs to be done this week
 - g) Scott will contact John Gray or John Conner about previous sign ups and what worked best.
 - h) Need to confirm how many can be on each sleigh.
- 6) Misc
- a) Compliance issues
 - i) Letters went out regarding multifamily home.
 - ii) Some complaints about color of home being painted. Home owner did have approval. Nothing in codes about home needing to be “earth tone”.

Upcoming HOA Board meetings

- Will try to have a January meeting; nothing scheduled to date
 - Annual meeting 3-1-17
- Meeting adjourned at 8:35p.

Meeting Minutes compiled by Scott Steenhard