**HOA Board Meeting Notes**

**Tuesday, May 10, 2022, 6:30 pm**

**Attending:** Gwen Snyder, Blake Kennard, Julie Sherwood, Nicolette McClure, Erin McClure (ACC)

1. Community Cleanup Day

We have not yet received the invoice for the community trash day on the first weekend of May.

1. Community Issues

There was a house report on cars in the driveway of a home. It was decided to move to the next step on the multitude of problems within the neighborhood. There was agreement that perhaps the covenants should include some wording about the issue of homes that are not kept in good repair. Covenants currently only discuss the yard around the house, but nothing about paint, broken windows, etc. Rick Stevenson has reported problems to Jason, but Jason is not authorized to act on complaints from homeowners.

1. Sprinkler Repair

The question was asked about the status of sprinkler repair, but Kyle was unable to attend the meeting. We will await word from Kyle.

1. Playground

There was a discussion about what types of activities parents and grandparents want to see in the playground. We need more information on how it is used. We also need to decide how to ask them about feedback on its usage. There are some limitations on what can be done, but we want to be responsive to the community. One of the first things we need to do is figure out drainage, and perhaps a well. The basketball court is well used and it should not be taken out. Nicole was going to work with Blake to choose some playground equipment options.

1. Sprinkler comment

We received an email from Michelle Baker about whether we can run the sprinklers longer. There was some question about runoff and whether that is affecting the lack of water on the commons areas. We need a map of where all of the sprinklers are, a schedule of when each one runs, and once we have that, we can analyze the situation.

1. Geese

There were four eggs that hatched, but no more. Plans are still being considered for putting a fence around the lake, but we are waiting for fall to take action on this and see how the situation is by that time. After a meeting with a homeowner who was feeding the geese, it was decided that fines could be forgiven conditionally, in exchange for compliance. If the homeowners are found to be feeding the geese again in the future, all fines will be reinstated.

1. Collections

There have been difficulties with the list of past due accounts. Collections office can’t go back further than 2017. But we will still stay current with future dues.

1. Covenants

Gwen got a recommendation for a new attorney’s office for rewriting the HOA covenants. It was learned that we can foreclose on fees over $1000. If we want an attorney’s involvement on both covenant review and collection letters, we could do that at the same time. It is estimated that the cost for covenant review will cost approximately $5,000. We need to see if we have W-9 forms for Avant and CityWide.

1. Energy Use

Board members have been working on the fountain and meter electrical use with Evergy. We discussed whether we can save the $300 per year that is spent for that particular meter that is out of line with the others. One option is to turn off the fountain at night. It was decided that we would leave it for now and come back to discuss this later.

1. Dead trees

Stony will take down the trees, but he will not grind the stumps. It was agreed that we need to have the dead trees removed.

1. Maize Rd. / Sterling Entrance

There was a question about whether it was possible to get water to that area. The island is not set up for sprinkling and getting plants watered on the island another way is not feasible.

1. Sidewalk repair reimbursement

One homeowner was asking about whether they could be reimbursed for repairs they paid for to the sidewalk in the commons area. There was a great discussion with various opinions on this matter. It was ultimately decided that we cannot go backwards to pay past expenses of homeowners. In the future, all repair requests need to be sent to the Board to be approved in advance of the repairs being made. The 21st Street sidewalk got fixed but it hasn’t been paid yet.

1. Elections

We need to collect email addresses in advance if we want homeowners to get an email for virtual voting. Nicolette is working on a quarterly newsletter that can be used to keep homeowners up to date. There is a President’s corner and other regular features that will be included. Board members can submit things they want to announce in the newsletter to Nicolette.

--- Submitted by Julie Sherwood, Secretary (10/5/2022)