

BOARD MEETING

7/13/2021 at Tomahawk Ridge Community Center

Opening:

- Charles called the meeting to order at 7:02pm

Present Board Members: Absent Board Members: Homeowners

- | | | |
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| • Dale Williams | • Corey Grace | • Harry & Mary Bognich |
| • Jill Loxterman | • Kelley Stevens | • Barb Williams |
| • Charles Metzker | • Josh Stevens | • John & Cindy Roccaforte |
| • Andrew Mullen | • | • Linda Breck |
| • Kelly Timson | | • Doc Smotherman |

Approval of Minutes:

- Andrew moves to accept. Kelly seconds. All present Board Members vote yes.

Treasurer's Report – Corey Grace:

- Not available

Lawn and Landscaping – Kelly Timson & Dale Williams:

- Invoice from Goodwin has come through HAKC
- 2 bids for cutting down hawthorns - \$300 vs. \$225. Accepted \$225 + \$25 to clean up another half tree that was down
- Tieg looked at the light. The ballast was completely fried. That cost \$355 to replace. Don't have 2 bids for that because of a trip charge and having historical knowledge of the place.
- Goodwin just sprayed junipers and burning bushes for spiders and bag worms
- Flags were out for 4th of July
- Reminder to let the Board know of any
- Charles' note regarding bids: Goodwin was at Hunter's Pointe, the other 10 were extremely high-priced.
- Dale's note: we have to change landscapers every 3 years or so because of price increases. Goodwin is starting to rise.
- Charles' note: The Arboretum gives volunteers annuals and perennials. Charles can pick them up for free from there as an option for redesigning landscaping. In April/May.
- Andrew question about sidewalks being done. As Dale understands they will do the islands also. There are flags on Hadley culdesac in the sidewalks but not the island. Residents will get door hangers and phone notifications. It won't be a surprise. Process could take 2-3 weeks to complete.

Communications – Jill Loxterman:

- Directories are in and done. To save \$450 in postage Jill will bag each on individually to hang on residents doors. Asks the Board to pass them out on their respective streets.

Civic Liaison – Josh & Kelley Stevens:

- Not here

Unfinished Business:

- Give Andrew the letter from the City of Overland Park regarding street lights

New Business:

1. Motion authorizing the Secretary and Civic Liaison officers work to draft a quarterly newsletter, which will serve as the approved mechanism of regular communication with homeowners, with content suggestions solicited from members and approved by the HOA Board at a regularly scheduled meeting (unless emergent, then as per the co-signature rule above).
 - A. Motion to table this motion by Dale. Seconded by Andrew.
- ~~2. Motion authorizing the Civic Liaison officer(s) to contact the City of Overland Park regarding installation of a second streetlight on the Hadley cul-de-sac.~~
 - B. Motion is null as item has already been addressed.
3. Motion to directing the Lawn & Landscape officer(s) to hire power washing service for both entryway signs. Seconded by Jill.
 - A. Discussion
 - B. Dale moves to amend it to have every Board member look at it. Kelly seconds. Amendment passes. Motion vote will be held next meeting.
4. Motion authorizing the Civic Liaison officer(s) to work with USPS for repair/replacement of the damaged Mackey Street mailbox banks, or failing that, to obtain bids for the work.
 - A. Charles clarifies this is the homeowner responsibility from previous discussions he's had with the USPS.
 - B. Move to vote by Andrew, seconded by Jill. All Board members vote no.
5. Motion to authorize Lawn & Landscape to obtain bids for the Hadley island renovation and maintenance.
 - A. Seconded by Kelly.
 - B. Discussion.
 - C. Move to vote: all approve
6. Motion to approve engaging a real estate lawyer (with an estimated total cost) to review the current HOA roofing regulation documents and legal filings and specifically ask "what is required for the HOA Board to amend the current roofing guidelines?"
 - A. Jill seconds
 - B. Charles has contacted 4 attorneys that specialize in HOA items through Doug Luther. Range is \$150 - \$400. Jamie Haines (913-383-6030) is \$150/hour and is willing to review it and then continue through that path. Seems very nice and very amenable to work with HOAs. She knows that a lot has changed since 1975 in regards to HOAs.

- C. Dale moves to amend to cap lawyer fee to \$1,200 on initial consultation fees.
- D. Kelly seconds amendment.
- E. All present Board member vote yes on amendment.
- F. All present Board member vote yes on motion.
- 7. Motion for Charles and Jill to work with real estate lawyer and consolidate all questions from the board.
 - A. Amendment for Jill to create a Survey Monkey or other way for Board members to submit questions for Charles and Jill to consolidate for the lawyer.
 - B. All present Board member vote yes.

This Friday, July 16th – you can put out ONE ITEM, it will be picked up Saturday, July 17th. Jill will post on Facebook and email.

Closing:

- Jill moves to close the meeting. Kelly seconds. Meeting adjourns.

Next Board Meeting: August 10, 2021 at 7pm

Minutes submitted by Jill Loxterman, Secretary

Next meeting – talk about limiting number of rental houses.