

BOARD MEETING

8/10/2021 at Tomahawk Ridge Community Center

Opening:

- Charles called the meeting to order at 7:00pm

Present Board Members: Absent Board Members: Homeowners

- | | | |
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| <ul style="list-style-type: none">• Dale Williams• Jill Loxterman• Charles Metzker• Andrew Mullen• Kelly Timson• Corey Grace | <ul style="list-style-type: none">• n/a | <ul style="list-style-type: none">• Harry & Mary Bognich• John & Cindy Roccaforte |
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Approval of Minutes:

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

Treasurer's Report – Corey Grace:

- Total Balance: \$69,403
- Account Payable: \$4,044
- Delinquent (not including Knapp Estate): \$20 (from someone on a payment plan)
- YTD: ~\$18,000 paid so far

Lawn and Landscaping – Kelly Timson & Dale Williams:

- Lawn maintenance guys are only doing mowing at this point – we'll keep that to a minimum based on the heat
- Another tree is dying so will have to "sort that out"
- Kelly received bid for Hadley culdesac
 - **Zack's Lawn & Landscaping** for Hadley culdesac: the only thing included is plants and planting the plants. He didn't put all details \$709.50
 - **Goodwin** (Bryson-possible crew supervisor) says they're only allowed to mow and do weed & feed in our neighborhood. Otherwise it has to be pre-approved to spray weeds in other islands. Ours is very minimal. This Spring Goodwin was instructed to only turn the mulch up instead of spreading new mulch. It showed white moldy underbelly, but that's what they were asked to do. Dale says "There was a HUGE discussion about the mulch." Steve Goodwin said told Dale there is way too much mulch on the islands and he suggested they just fluff it up instead of taking it out or adding new mulch. There is so much mulch now there will never be a chance for it to get thin.
 - Gave a bid for everything he thinks should be done. Over half is removing the rock and landscape fabric on the Hadley culdesac. \$4,005.52 in the bid.

- Recommends trimming the maple tree in the Hadley culdesac as it's getting overgrown: \$120
- Goodwin bid can be whittled down for line items
- **Mears** did not respond. Kelly will follow-up again.
- Wants to wait and see what the curb replacement looks like before going with any bids. Not totally sure curb will be replaced.
- Kelly will ask if the sidewalk construction people will remove the rock from the Hadley culdesac while they're moving the existing gravel pile.

Communications – Jill Loxterman:

- Board members have assigned routes to pass out Directories. They are bagged in Ziploc bags, hole-punched and threaded with a rubberband so they can be hung from doorknobs.
- Jill will email and post on FB to expect delivery by Sunday at the latest.

Civic Liaison

- For the remainder of the term – call Charles with any civic or code violations
- One of the rental houses has their waste bins visible from the street. Charles will walk over and talk to them.

Unfinished Business:

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

New Business:

1. Is there a limit to the number of rental houses in our subdivision?
 - A. Charles and Jill will speak to the HOA lawyer about this. Jill will email Patty about that.
2. Should we have a neighborhood block party understanding COVID is on the rise, again?
 - B. Dale moves for a straw vote: 5/10 people in attendance would go eat in person at a Block Party
 - C. Kelly says "Could we give something to homeowners instead of having a Block Party?" Dale says the block party is to meet people, not for the food.
 - D. **Jill to set up Survey Monkey to get estimated number of people**
 - E. Charles and Andrew are willing to be servers.
 - F. No bounce house, no face painting
 - G. Could ask for firetruck to come by; can set up washers or beanbag contest
 - H. **Joe's KC** does not deliver on Sunday
 - I. Would be a cold pick-up, have to be heated up at someone's house, no help setting up
 - II. \$13.95/person: beef and turkey with baked beans, coleslaw, and potato salad + utensils
(1) \$1,522.29 total bid – based on 100 people
 - I. **Jack Stack** will deliver
 - III. Have traditional beef and turkey with 3 sides: \$1,650.00

- IV. \$15.00/person + tax
- J. **Q39** will deliver
 - V. \$1,760 total bid– based on 100 people
 - VI. \$14.50/person + \$15 delivery charge and 20% gratuity
- K. **Burnt Ends** will deliver
 - VII. ~\$1,600 (similar to Jack Stack) – based on 100 people
- L. Board vote – everyone votes for **Jack Stack**
- M. In Flyer:
 - VIII. Everyone bring own chairs
 - IX. Name Tags & Sharpies
 - X. Tables provided
 - XI. Water and soda provided – no communal jugs or cups. No drink ice provided.
 - XII. Masks suggested
 - XIII. Social Distancing suggested
 - XIV. Yard games available
 - XV. 5:00-7:00pm
 - XVI. Jill to set up flyer for September 19th
- 3. WM is suspending yard waste services August 9th, picking back up in October 4th, crediting our account – based on flyer received by homeowners
 - N. This is allowed in our contract. We are bound with them for 3 years.
 - O. **Jill to send out reminder via email and FB**

Closing:

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

Next Board Meeting: October 12, 2021 at 7pm

Minutes submitted by Jill Loxterman, Secretary