

## **Heatherwood Homes Association Minutes March 19th, 2024**

The meeting was called to order at 6:08 PM by Greg Hunter. Those in attendance were, Rich Collins, Greg Hunter, Cindy Hunter, Steve Glary, Dave Blunt, Ajit Sathe, Harish Kumar and Mike Cox.

### **Officer/Chairman Reports**

**President-** Mike Cox notified the Board that he would be moving out of state in mid-April but would continue on the Architecture Committee until then. The minutes of the February 20th meeting were approved unanimously. Members were reminded to submit their job descriptions.

**Vice President-** Cindy reported that the Spring Mixer will be held at Pinstripes on Wed., April 17<sup>th</sup>, from 5:00 – 7:00PM. There will be a cash bar and free appetizers. A Spring Mixer mass e-mail will be sent out requesting an RSVP reply to Cindy. It was agreed that the Garage Sale date would be May 2, 3, and 4 from 8:00 to 4:00PM. Dave will forward this information to Rob Hallifax to post on Facebook. Cindy discussed the “New Resident’ notebook she has initiated to track home sales and purchases. She then reported that 143<sup>rd</sup> St was again closed and that detour traffic was ending up on the dead end of 149<sup>th</sup> St. She and Greg will contact Overland Park about a sign at 147<sup>th</sup> to keep people off of 149<sup>th</sup>.

**Secretary-** Dave reported that he contacted Budget Mailboxes and learned that an order had to be shipped all together. Also, buying less than 18 at one time would result in a substantial price increase. He then reported that he had phone contact with the Manager of the Oxford Carrier Annex who stated that the mailboxes could be shipped to the Annex. A “work order” would then be issued and the Annex would change the locks, bring the mailboxes to Heatherwood, and install them. Heatherwood would be responsible for leveling any pads that have sunk. Mike Cox asked if they could be painted suggesting that would be a more reasonable solution. Harish will ask our painter if that could be done. Dave will contact the Annex and ask about painting the existing mail box units. The pads that are sinking could be leveled right now. Dave will record the location of each box and note the pads that are sinking. Greg suggested that any decision on new mail boxes be put off until next year.

**Architecture-** Ajit reported that the Committee had approved one new fence.

**Painting-** Harish reported that 17 Villas and 16 condos were to be painted. The painting will start sometime after April 1<sup>st</sup>. Harish then made the following motion to resolve a dispute of two condo owners over the color of their condo to be painted in April:

The *Heatherwood Declaration of Restrictions* dated 10-20-97, Paragraph 21, Subparagraph (h) states in part:

*(h) “The exterior of the building of attached Duplex Units shall be decorated with a uniform color which shall be agreed upon by the two Owners and approved by the Approving Party... Should there be a disagreement... as to the exterior color of the building, the Board shall resolve the dispute...”.*

On 3/18/24, the owner of 14826 Floyd St. stated no to a requested color change by the owners of 14824 Floyd St. Pursuant to the above section, it is hereby moved that the Board approve the color Sylvan PPG1032-4 (submitted on the Paint Color Confirmation Form to the Paint Chairman) as the exterior color to be painted on the attached Duplex Unit 14824 and 14826 Floyd St. The entire cost of the color change will be paid by the owners of 14824 Floyd St.

Steve Glary seconded the motion. The motion was passed unanimously with Dave Blunt abstaining.

**Lawn & Grounds** Rich Collins submitted the following report:

**HHOA L & G March Board Meeting- 3/19/24**

- 1.) There was no snow or provided services in February, hence we had no billing for the month.
- 2.) As of February 29, TLC's contract with Heatherwood expired and on 3/1/24 Horizon Lawn and Landscape, LLC started their contract to provide L & G services to our neighborhood.
- 3.) On Feb 29, Greg Hunter and Rich Collins met with Horizon to clarify several procedures. We met with their owners/management team. The meeting was very positive and we are anticipating they will do a good Job for HeatherWood.
- 4.) On March 4 Dan Becker, President and owner of TLC, informed us that they will no longer be offering/bidding any future services for the Heatherwood HOA. They will however, continue to offer services to residents for services not provided through the HOA contract.
- 5.) To date in March Horizon has provided the following;
  - a. The first turf application of fertilizer and preemergent.
  - b. Mulched the street trees.
  - c. Common area cleanup.
  - d. Mulched the common areas.
- 6.) The first mowing was planned for March 27. However, because the warm February and early March it was decided to mow a week early on 3/20.
- 7.) We are currently obtaining quotations to replace the evergreens that are dying at the 149<sup>th</sup> street entrance.
- 8.) It has come to our attention that some of our electrical and sprinkler systems for the common areas at the 147<sup>th</sup> street entrance, may be on the lot to the east of our property. Rich is looking into this.
- 9.) **As in the past if your lawn and grounds contractor (HORIZON) does unsatisfactory or incomplete work you need to call or text Rich Collins, with pictures, at 913-449-4778. Rich will look into the issue and notify Horizon, as appropriate.**

**Treasurer-** Steve handed out an Income and Expense Report, Balance Sheet, and A/R Aging Summary for February. Net income for January was \$24,027.93, \$6,146.93 over budget. Overall, the association's financial health appears robust, with income closely aligned with budgeted figure and prudent expense management. The increased common area maintenance expenses may reflect ongoing improvements or necessary upkeep of the community.

**Old Business-** None

**New Business-** Greg asked the Board to review two letters to be sent to residents who were in violation of rules. The letters were approved. Mike Cox suggested that an informal verbal request first would be more helpful.

The next Board meeting will be on April 16<sup>th</sup> at Dave Blunt's condo, 14824 Floyd St., 6:00PM.

A motion was made, seconded, and approved to adjourn. The meeting was adjourned at 7:59 PM.

Respectfully submitted,

Dave Blunt  
Secretary