

Minutes
Heatherwood Homes Association
February 22, 2022

The meeting was called to order at 7 PM by Mark Allred, President. Craig Both and Susan English were both present. Rick Shewmake, MaryAnn Adams, Mark Hahn and Mike Cox were not present. This was the first in-person meeting since the beginning of the pandemic. Five residents were present.

The first order of business was the approval of the minutes from the January meeting. A motion was made to approve and seconded.

Officer/Chairman Reports

Vice President – Although Rick was not present, Mark discussed the issue of street parking, which was brought up at the last meeting. Nothing has changed with the city of Overland Park regarding this. Anyone can call the non-emergency police number and they will come out and tag the car. If the car is still in the same position 48 or 72 hours later (Mark was uncertain as to which it is), the city will tow the car.

Architecture – Since Mike was not present at the meeting, there was no report.

Painting – Although Mark H was not present, he reported to Mark A on the status of painting. Some color requests are still coming in, but everything should be good to go by the end of the month. There are 18 villas and 10 duplexes scheduled for painting this year. Additionally, the library box discussed at the last meeting has not had anything done on it yet.

Lawn & Grounds – Craig reported TLC will apply the first pre-emergent the week of March 7th or 14th. There have been two residents who expressed interest in helping with the common areas, although there has not been any discussion about what will be done. There is still time to decide what to do as it is too early to plant right now. Snow removal has gone well with several residents complimenting the job TLC has done so far.

Treasurer – Since MaryAnn was not present, Mark A reported. For the time being, he will be acting Treasurer as MaryAnn has had to step away from board duties due to health issues. An email has been sent out to the neighborhood asking everyone to refrain from asking any questions of MaryAnn about HOA issues and to ask Mark instead.

Mark has been working with Supporting Strategies, Inc, the accounting firm for the HOA, to make the treasurer's role much easier. They will handle all accounting functions going forward. The only issue which has not been worked out yet is how residents who are past due with their payments will be handled. One resident, who has been discussed in previous meetings, has received a letter with a deadline by which to get caught up.

Mark has asked Rick to see if he would consider taking over the role of Treasurer, since he had held that position several years ago. Mark then has someone in mind to take over the role of Vice President if Rick agrees to become Treasurer.

Side note: Within the week after the meeting, Rick has agreed to step into the role of Treasurer and Lou Bond will join the board and take over the role of Vice President.

Mark pulled the 2022 budget off Quickbooks and the HOA is looking at a potential loss for the year. There will not be the need for dues increase since we have a large reserve. Both the budget for painting and lawns & grounds went up, however, the amounts are projections and may not be what ends up being spent. Painting went up due to the HOA allowing Paul Potter to raise his contract price on painting the villas and duplexes. As a compromise, he agreed to keep the prices individuals have to pay for changes the same as last year.

Because of the potential loss, there may not be much for capital improvements this year. Fixing the issue of the leaning monument sign on 147th street may have to wait. The fence along the entrance at 149th street needs to be stained but that shouldn't cost too much.

Old/New Business

A resident asked how the decision was made to offer the address plaques. Mark indicated he worked out the deal with the company. Discussion followed regarding the subject. A lot of residents have taken advantage of the offer of either the plaque or the curb numbers.

Regarding the repair of sidewalks, Mark has talked to the city twice and he said we will just have to wait and see what happens. Discussion followed regarding this subject.

There was some discussion about whether there is water available at the main entrance. It is thought this would be necessary to take care of cleaning up and staining the fence. Mark plans on getting bids for this project and we will see if it is something we can take care of this year or not.

Mark would like to come up with a standard letter to address issues with residents. This letter would be from the board as a whole, not individual board members. Discussion followed about whether there should be a form for residents to be able to address issues with neighbors, although the consensus was that it is not the board's responsibility to be the middleman between neighbors. If it is a legitimate complaint, that would be a different situation.

Mailing labels to Supporting Strategies, Inc for HOA dues payments have been produced and Susan will send out an email telling residents to contact her if they would like them. Payments should no longer be sent to the PO Box. Discussion followed about how dues payments are made and Supporting Strategies' payment of bills.

A question was asked as to whether any social events have been planned. There are not yet, but there will be discussion about the subject soon.

With no other issues to address, a motion to adjourn was made and seconded and the meeting ended at 7:55 PM.

The next meeting will be held March 15th at 7 PM in person at the Blue Valley Activity Center on 151st St.

Respectfully submitted,

Susan

Susan English
HOA Secretary