

Heatherwood Homes Association Minutes

January 19, 2026

The meeting was called to order at 6:08 PM by Sandy Jameson. Those in attendance: Sandy Jameson, Dan Jameson, Donna Klasing, Steve Glary, Annette Glary, Harish Kumar, Ajit Sathe, Rena Finster and Paul Finster.

Officer/Chairman Reports

President- The minutes of the December 3rd Board meeting were presented. Annette moved and Sandy seconded that the minutes be approved. The minutes were approved unanimously. Sandy gave updates on the letters she sent to Paul Potter and C6 Enterprises, LLC. The letter to Paul Potter was to inform him that we are terminating our contract with him and his company Generations Preferred Painting, and to repeat our earlier requests for a refund of the overpayment he got in 2025. The letter was sent by certified mail to his last known address. The letter was not signed for but the USPS has not returned the letter to us yet. The letter to C6 Enterprises was to make sure that they know that the house they purchased in Heatherwood cannot be rented out. The letter was sent by certified mail and was signed as received by someone at the LLC. We have received no response to the letter.

Treasurer- Steve presented the November/December 2025 Report of Actual versus Budgeted Income & Expenses. We are over budget on professional fees and painting. Steve also presented the 2026 Budget. He budgeted for expenses to be \$43,000 lower than income for 2026. The HOA has \$63,000 in checking. A CD matured and was rolled over to Merrill Lynch.

Steve presented the following report:

The HOA remained within its budget from 2025.

There isn't a contractor that we work with that hasn't had a price increase this year. I have worked very diligently to keep our expenditures within our annual budget in 2025. Consideration of a 5% or flat rate dues increase should be considered for 2026 and beyond. I believe it is not unreasonable to increase our dues by \$10 a month to maintain our current services.

I have budgeted a 7-year cycle for painting going forward. This entails 16 villas and 6 duplexes being painted each year. This line item can change, but the discussion needs to take place.

Expenses for Legal and Professional Services were over budget when we contracted with an attorney to help with rental properties in the community. The 2025 budget was \$1,200, and for 2026 I budgeted \$8,000.

Other line items such as water and electricity are budgeted in 2026, using actual costs from 2025.

After discussion by the Board on the proposed 2026 budget, Donna moved that we accept the 2026 budget with the exceptions that the amounts for painting may change when a new painting contract is signed and that professional services may change when we determine what further legal services are needed. Annette seconded the motion. The motion carried.

Secretary- The 2026 directories were printed and distributed door-to-door in December. Thanks to the other Board members for helping distribute the directories. We have received several comments that people like the larger size of the directory and the larger print. The Heatherwood website home page was changed slightly to make it more obvious that this is Heatherwood in Overland Park, KS. This should help reduce questions from people regarding Heatherwood developments in other states. I was added as an Administrator for the Heatherwood Facebook page. There are four Administrators. People who request to be added as members must answer questions which will help us to determine if they live in Heatherwood before they are accepted.

Vice President- The bill was paid for our December 3rd Board meeting at Conroy's. The Christmas Caroling event on December 17th went very well. 37 people attended this year versus 24 in 2024. The cost was \$270 for a gift to the college students who did the caroling, and for the hot cocoa and goody bags for everyone attending. A special thank you to Steve Glary and Alan Manning for setting up lights and a sound system.

Looking forward to the Spring Social which will probably be in April. The 2024 event was at Pinstripes and had 55 reservations. The 2025 event was at YaYa's and had 77 reservations. Donna wants to plan for 100 residents to attend this year's event. Pinstripes is closed and the space at YaYa's wasn't big enough. We discussed other restaurants in the general area that have private rooms that could accommodate 100 people. Donna will visit some of the recommended spots before deciding on a location.

Donna will be meeting with the Welcome Team members this Saturday. They will be watching for the new owners to move into two houses that have sold in Heatherwood in the last couple of months.

Architecture- Ajit prepared an amendment to our Addendum on Building Materials 9. (h) to cover solar-powered roof vents. He forwarded the amendment to the Board in mid-December. The Board has not approved the amendment yet. The individual who had been asking to install these on their home changed their mind. We may need to reconsider this topic since the City of Overland Park seems to be encouraging HOAs to allow solar-powered roof vents.

Ajit received one question regarding garage door colors. He will follow-up on a house that installed a new deck and did not contact him first for approval.

Lawn & Grounds- Annette presented the following report for December/January:

1. Since previous report, we paid invoices totaling \$26,414.
2. On December 5, we paid Horizon \$600 for irrigation blowout.
3. On December 5, we paid Horizon \$11,834 for last mow and snow removal for 12/1.
4. On December 12, we paid Horizon \$600 for bulb planting.
5. On December 28, we paid Horizon \$6,950 for 2nd leaf clean-up.
6. On December 30, we paid Horizon \$6,430 for winter fertilizer.

Annette received a lot of positive comments on this year's change to the Christmas lights.

Steve has confirmed with KC Disposal that our yard waste pick up will continue as per the contract.

Annette is going to pull a volunteer group together to discuss what can be planted in our common areas now that the ash trees have been removed. More later.

Painting- New painting contractors have been narrowed down to Mo Pro Painting, CertaPro Painting and possibly Gecko Painting. We discussed the differences in pricing per villa & duplex in their estimates, larger corporate business vs smaller independent business, experience with Cory (MoPro) while he was subcontracting with Paul Potter, etc. Some of the contractors want 25% down as a deposit each year. They also have built in price increases of around 3% per year which gets very expensive when the contract is for 7 years. Check on getting the price increases renegotiated in a few years depending on how the economy is doing. Sandy asked Harish to schedule the painting contractors so that he, Sandy and Steve could meet to discuss pricing.

Harish revised the painting schedule for 2026 through 2032. This stretches the cycle for painting each house in Heatherwood from 6 years to 7 years. This schedule has us painting 21 or 22 houses each year. He emailed his spreadsheet to the Board a few hours before the Board meeting. He tried to schedule the houses being painted each year to be on the same block. He had to make some exceptions to that limited area to prevent any houses going too long between paint jobs.

Steve calculated that the proposed 2026 schedule would cost about \$90,000 due to there being 16 duplexes and 7 villas and the price per duplex is higher than the price per villa. We paid about \$90,000 for painting in 2025 and it really strained our cash flow. He suggested that Harish move some duplexes to subsequent years and move some more villas into the 2026 schedule to even out the cost per year. Harish will take a look at this.

Old Business-

Sandy brought up the issue that has been raised by Steve that we need to increase our monthly dues. We discussed imposing a 5% increase that would be effective on March 1st and another 5% increase that would be effective on January 1st of 2027. It was decided that instead of a 5% increase, it would be better to do a flat \$10 increase on 3/1/26 and 1/1/27. Annette made a motion for a \$10 increase to the monthly dues to be effective on 3/1/26 and 1/1/27. Ajit seconded the motion. The motion carried. Sandy will write an email to send out to everyone to let them know of the increases.

Sandy and Dan Jameson met with the HOA's attorney at the Levy Craig Law Firm regarding the issues we are having with rental properties in Heatherwood. The HOA grandfathered existing rentals in 2011, and the grandfathered clause is broad. In the attorney's view, the HOA documents and subsequent revisions are not clear. The attorney recommends that we have the HOA documents amended and updated to reflect all of the HOA properties specifically by address. Amend HOA documents to remove any current rentals at such time as the property changes ownership. A property would only be allowed to be owner-occupied. No current rental could be moved into a Trust. This would be the time to update and clarify any issues in the HOA documents that may not be clear. Once the amendments and updates are completed, the new document would be presented to the Heatherwood residents for a vote. Attorney fees are \$385 per hour billed in 6-minute increments. The estimate for the work is \$8,000. Steve moved that we hire the law firm to clean up our HOA documents. Annette seconded the motion. The motion passed unanimously. Dan will call the attorney to let him know our decision.

In the PCloud account, you can set up a folder for a topic and set the level of access that others have to it.

New Business-

Sandy has had two people volunteer to help with Paint and one to volunteer with Lawn & Grounds.

The February Board meeting will be at 6:00 pm on February 10th, at Rena Finster's house. (One week early because Sandy will be out of town on February 17th.)

The March Board meeting will be at 6:00 pm on March 17th, at Sandy Jameson's house.

The meeting was adjourned at 8:30 PM.

Respectfully submitted,
Rena Finster, Secretary