

Minutes
Heatherwood Homes Association
May 17, 2022

The meeting was called to order at 7 PM by Mark Allred, President. Lou, Rick, Craig, Mike, and Susan were present as well as five residents. Mark H was absent.

The first order of business was the approval of the minutes from the April meeting. A motion was made to approve and seconded. Additionally, Susan indicated she had placed the ad for the neighborhood garage sale on the website garagesalefinder.com per Lou's request.

Officer/Chairman Reports

Vice President – Lou reported there was good participation in the garage sale as well as good traffic. Some people also posted things they had for sale on Facebook. The garage was done in conjunction with Shadowbrook, although they didn't put their sign up until the first day of the sale. No contact was ever made with Forest Green. We may have a Fall garage sale too.

The next Happy Hour has not yet been planned. Mark stated the Overland Park Golf Course has a new restaurant and bar and that might be a possibility for a future event. Lou has a list of places that have patios so it could be held outside when the weather is nice. Lou wanted to know when people thought the next once should be and it was suggested the sooner the better. Mark would like to see the neighborhood have a big social event in the fall. Perhaps an Octoberfest. Discussion followed where would be the best place to hold an event like that – either in the neighborhood or indoors somewhere close.

Mark asked about updates on new neighbors. Susan stated she has not received any updates in quite a while. RK, who was in attendance, indicated she has not either. Rick stated he gets emails when someone sells their house, and they need to stop paying their dues, but he doesn't necessarily get the information about who will be moving in. Discussion followed about the best way to get this information with a good recommendation from a resident in attendance. We should send the form we have with the information we want to collect on new residents to any title company that contacts us regarding dues owed when a closing is going to take place on a house in the neighborhood. That way we can collect the information before the new residents move in rather than waiting until after. Rick will start doing this.

Architecture – Mike discussed the fence initiative taking place. There are several fences in the neighborhood that need repair or replacement due to them being old and rotting. This is a challenging task because the fences may have multiple residents involved due to the sides being shared. He sent a couple of emails out regarding the subject with positive response from numerous residents, although not the residents with the subject fences. The next step will be to send individual emails/letters to the residents whose fences need the repair/replacement. Discussion followed regarding shared fences as well as a property that poses several problems. Mike indicated he needs to walk the neighborhood to compile the list of fences in need of repair/replacement. Mark suggested that once Mike has the list, and after sending the email/letter, they could go together to talk to the residents.

In addition to fences that need to be repaired/replaced, and possibly some decks/stairs, several residents indicated they would be interested in getting a fence and would like to be part of the group deal, if there is one. This would be the second part of the initiative and Mike's role in this part would be just to gather the names and get the people together. A resident in attendance has just been through this bid process and indicated he would be happy to share the names of companies he was impressed with.

Painting – Although Mark H was not in attendance, Rick was able to give a summary of painting since Paul had sent him an invoice for three villas, which Mark had approved. Paul stated they are moving north on Conser and have four more houses on Conser and then will go east to west on 149th St followed by one duplex on Newton. Mark indicated Mark H and Paul have done some juggling as there are several houses on 148th Ter that were on the list for this year and have not been done and he's concerned about being able to put the budget together for next year if we don't know what still needs to be done. Mark H is moving at the end of this month and will no longer be on the board. Mark will send out another email about filling this position and hopefully someone will step up while Mark H is still in town so that person can spend some time with him. Mark wants to make some changes to the painting contract, which has one year left.

Lawn & Grounds – Craig reported the first few weeks were spent dealing with having to skip mowing and employees not showing up to work and now we are into the normal spring issues. TLC has been good about working through it all. The mowing manager was terminated for violating company policy. Dan, the owner of TLC, has been visiting houses with issues and is paying attention to the neighborhood. The lights at 147th & Floyd have been fixed. They also checked the big area at 149th but the new sign doesn't have any lights on it. They will investigate that, and it may just be a case of plugging them in. The grass is growing at 147th St where seed was planted this year. Sprinklers for the common areas have rain sensors and they are set to run at 1:00am, although they are currently turned off. A resident brought up the subject of ground sensors, which he has. He suggested we might want to look at putting these in. Some discussion followed and Craig said he would talk to TLC about this.

Treasurer – Rick reported YTD we have a deficit of \$15,000 which is due to painting expense and lawn & grounds expense, however, this should turn around come the fall. Financial statements are available to residents by request. Previously, Rick sent an email to the board regarding the bids for trash due to the increase KC Disposal wanted. So, after getting the bids from Republic and Gardner, he went back to KC Disposal and negotiated a rate of \$18.87 per house. They had wanted to increase the rate to \$20.89 from the current rate of \$15.29. Mark asked about residents who are past due but Rick had not checked that before the meeting so he will check after and let Mark know.

Old/New Business

President - Mark reported the following:

149th St Fence – This project will be put off for a year. The stain is in good enough shape to do so.

147th St Monument – Terri Allred and Tom Donohue researched this and found that the monument was not built with piers. It was built only on a concrete footing. Therefore, it has moved. The only way to fix it for sure is to straighten the monument and then pier down to bedrock. They received four different bids for doing this and presented a report to the board with their recommendation. Discussion followed about the bids, the monument and whether it should be fixed or replaced with something else. The subject was tabled until the next meeting.

City of Overland Park – The only items on our list that will get attention this year are the sidewalks. As they have people available to do them, they will get done, either by grinding or replacement.

Blue Valley construction site – We need to wait and see what the result is and whether there is a privacy issue before we decide if we need to do something.

Little Library – No one has been willing to head up the project. A donation has been received. A resident has offered to work on the design and has a contractor who could work on it. We would like to have a bench to go along with the library. Discussion followed regarding the best place for this with suggestions being one the island cul de sac on Newton as well as the monument area on Floyd, but no decision was reached.

Bylaws – Mark found an Amendment to the Bylaws which has to do with how changes can be made. He gave everyone a copy of it and wants to discuss it at the next meeting.

With no other issues to address, a motion to adjourn was made and seconded and the meeting ended at 8:30 PM.

The next meeting will be held June 21st at 7 PM in person at the Blue Valley Activity Center on 151st St.

Respectfully submitted,

Susan

Susan English
HOA Secretary