

Minutes
Heatherwood Homes Association
August 17, 2022

The meeting was called to order at 7 PM by Mark Allred, President. Lou, Rick, Craig, and Susan were present. Mike and Harish were not present. Six residents were present as well as Dan Becker, owner of TLC.

The first order of business was the approval of the minutes from the June meeting as there was no meeting in July. A motion was made to approve and seconded. Susan had nothing else to report.

Resident LJ was there to address the board about the presence of foxes in the neighborhood and, more specifically, in the drain by her house on 148th St. The foxes have become quite brazen and are not deterred by fences. She has called the city of Overland Park, Johnson County, and the police and was told they will not deal with wildlife. LJ did some research and found a man, Steve Painter, who has a wildlife removal service. He charges \$600 to come out, consult and set the traps, and then \$200 to take each animal away. His is a catch-and-release program. LJ would like to propose the HOA pay for Mr. Painter to come out and try and catch the foxes. They are a nuisance at this point but could become a menace. Some discussion followed regarding the fact that foxes are migratory and will most likely move on to a different place. Also, their food source is diminishing because there aren't very many bunnies and squirrels left. The board thanked LJ for bringing her concerns to their attention.

Dan Becker, the owner of TLC, was next to speak. Dan had been invited to the meeting in response to a letter the board received from TLC several weeks ago about raising the price for mowing. Dan indicated he wanted to speak to the board before the letter went out but due to some confusion in his office, the letter went out first. He indicated that he does not want to raise prices for Heatherwood. He just does not want the residents to dictate what equipment is used on their property. Dan indicated he can't get the workers to use push mowers. Some yards need to have push mowers used due to the size but some residents just want the push mowers used even though a different machine would work. Lots of discussions followed regarding how some yards have been mowed by using weed eaters, mowers going too fast, turning too quickly, yards being skipped and the mowers being disrespectful when residents have spoken to them. Dan stated he is doing the best he can. He has issues with finding people, is currently short, and is having to pay more for his employees. He wants to know about anyone being disrespectful to any resident. Dan ended by stating again he does not want to raise prices. The board thanked Dan for coming.

Officer/Chairman Reports

Vice President – Lou will start working on the caterer for the annual meeting which will be held on November 10 at Blue Valley Academy and will include dinner. Residents will be asked to RSVP so Lou will know how many to plan for the dinner. A fall garage sale is planned for September 22-24 from 8 to 4.

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

Painting – Although Harish was not present, Mark had a proposal to make regarding painting. Currently, a homeowner could pay up to \$1,000 for a color change - \$500 for the residence, \$250 for the garage, and \$250 for trim. Mark would like to negotiate the two \$250 charges to one \$250 charge, calling it a “3rd color” and offer Paul \$100 more on the base price for each residence in exchange. Discussion followed so everyone understood what Mark was talking about and approved.

Lawn & Grounds – Craig investigated what Signature Lawn would charge to do our neighborhood. They would charge \$17 per yard for mowing. We currently pay \$12 with TLC. Snow removal with Signature is off the charts and they start within 24 hours whereas TLC starts right after the snow stops. Craig wants to stick with TLC through the end of the contract. Discussion followed regarding TLC and the job they currently do.

147th and Floyd – Craig had an electrician come out and install a cover and a new GFI. There had not been a cover where the landscape lighting was plugged in, and this was probably causing the problems occurring since June.

The trees on both 147th & 149th St entrances haven't been trimmed recently and need to be. There is also a dead tree and a dead burning bush that need to be removed. Craig called two companies that have done work in Heatherwood before. Ryan Lawn quoted \$8,200 to trim both areas. Elite Tree Service quoted \$4,500. A motion was made to hire Elite to do the work. The motion was seconded and passed.

Mark wants Craig to add \$5,000 to \$7,500 when he does his budget for 2023 for a couple of projects that need to be done. Mark also wanted to know if Craig had gotten any pushback from enforcement letters from any residents. Some discussion followed regarding this.

Treasurer – Rick would like “best guess” numbers of what will be needed for next year’s budget from lawn & grounds and painting, which make up approximately 80 percent of the budget. Rick says dues haven’t been raised in the seven years he has lived here, and he feels it needs to be done since we are not meeting our expenses. Our YTD deficit is almost \$65K. We have reserves but a good portion of that is for painting and lawn & grounds, and we are not to touch those for operating losses. The by-laws allow the board to do a 5% increase per year without a vote by the residents. We could do a 5% increase now and another 5% increase in January without a vote, but that wouldn’t be enough to make up the deficit. Rick’s recommendation is a \$25 increase for the villas, which is a 20% increase, (\$23 per duplex side) and would involve a vote by the neighborhood. Discussion followed regarding the subject. Since two board members were not present, it was decided to wait until the next meeting to decide what to do. Rick would like to have everyone’s budgets by the middle of October.

Old/New Business

Mark thinks we should move forward with fixing the 147th St monument. It doesn’t give a good appearance to the neighborhood. It can be fixed for \$4,500 according to the bid received. Rick said there is a structural engineer who lives in the neighborhood and thinks we should get his input. Mark will reach out to him, and further discussion will take place at the September meeting.

Side note: Within the week after the meeting, Mark emailed the board to say that depending upon what the structural engineer neighbor says, he would most likely request a vote via email regarding the monument rather than putting it off until the September meeting.

The annual meeting will be Thursday, November 10, 2022. There will be a dinner before the meeting which will start at approximately 6:15 pm. Discussion followed regarding everything that needs to be done in preparation for the meeting including sending out emails to solicit residents to run for the four open board positions and mailing out the ballots.

With no other issues to address, a motion to adjourn was made and seconded and the meeting ended at 8:40 PM.

The next meeting will be held on September 20th at 7 PM in person at the Blue Valley Activity Center on 151st St.

Respectfully submitted,

Susan

Susan English
HOA Secretary