

Heatherwood Homes Association Minutes - March 25th, 2025

The meeting was called to order at 6:09 PM by Greg Hunter. Those in attendance were: Greg Hunter, Cindy Hunter, Steve Glary, Annette Glary, Ajit Sathe, Harish Kumar, Rena Finster, Paul Finster, and guest Steve Bartels.

Officer/Chairman Reports

President- The minutes of the February 25th Board meeting were presented. Annette moved and Cindy seconded that the minutes be approved. The minutes were approved unanimously. At the February Board meeting, Greg and Cindy informed the Board that they are selling their Heatherwood home and will be moving out of the neighborhood. The Board decided that they would like to have Greg and Cindy continue in their positions until their terms end in November. Annette presented a Temporary Bylaw Proviso she drafted which provides for Greg and Cindy to fulfill their current terms as President and Vice President. The proviso was signed by each of the other five Board members.

Treasurer- Steve handed out the February/March 2025 Report of Actual versus Budgeted Income & Expenses. Snow removal was the biggest expense at \$12,791 for the two months combined, followed by grounds maintenance of \$6,615 for pre-emergent treatment on the lawns. We went \$64 over budget in March but in good shape financially.

Steve handed out the March 2025 A/R Aging Summary. One resident is late on fees.

Vice President- The invitations to the spring mixer, at YaYa's on April 17th, went out to the residents. Cindy has received 44 responses so far. She will personally contact some residents she has not heard from who typically attend events. Cindy will send out a reminder in April about the garage sale coming up in May. Peggy Ferguson has volunteered to help Cindy with advertising for the sale.

Secretary- The March 18th meeting was postponed a week due to spring break. We have added the HOA President's newsletter for March to the Heatherwood HOA website. We also updated the persons listed for the New Neighbor Welcome and Facebook on the HOA website. However, the administrators on the Heatherwood Facebook page have not been updated to remove Larry Levinson and add Peggy Ferguson. Rena made a motion for Greg or Cindy to contact Larry about the Facebook Administrator positions. Annette seconded the motion and it passed unanimously. We will need to upload the new Temporary Bylaw Proviso to the HOA website under the section for Building Materials & Miscellaneous Addendums.

Architecture- Ajit received architectural change requests for three new roofs and one new fence. He also received a question about what materials are permitted for driveways. He sent them the section of the Heatherwood Declaration of Restrictions that specifies driveway materials.

Painting- Harish received an email from our painting contractor that he plans to get started next week. The 5% deposit has been paid to the contractor. Harish has received a lot of questions this year regarding painting and color selections. The contract with our current painter is good through the end of 2026.

Lawn & Grounds- Annette presented the following report for March:

Paid Horizon Lawn \$6,615 for Pre-emergent and dormant oil application.

Horizon applied mulch to the common areas on March 20 and 21.

Mulch was applied to the street trees on March 25.

Paul found the notice for the Ash tree removal project with the City of Overland Park. This information was shared with the homeowners.

Garden Club update:

We now have ten members in the group.

We met to discuss and determine the purpose of the club. Created a bio based on those responses.

“Homeowners with an interest and passion for outside beauty make up the Heatherwood Garden Club. Members are actively involved in ensuring our common areas are attractive year-round. Through the efforts to recommend and refresh plantings, we want to ensure attractive Heatherwood entrances. Additionally, the Garden Club plans to visit the beautiful gardens that exist throughout Overland Park and Kansas City and bring ideas back to our neighborhood.”

Mike Bagley, the Landscape Manager at Horizon, is planning to attend our Club meeting on April 17.

Exploring if the group has any interest in a “Ask the Garden Club” Q&A. (e.g., is this a weed, etc.)

Old Business-

Greg introduced Steve Bartels. Steve lives in Heatherwood and is an attorney. The Board discussed with Steve our ideas related to better expanding our Heatherwood cash reserves. Discussions included several options and risks for those options were explored. It was decided that additional exploration of risks needed to occur and continue discussion of this in future Board meetings.

Steve Glary presented the rotation schedule he prepared for changing the positions of President and Treasurer to be 3-year terms, instead of 2-year terms, with the shifts staggered. Would add more continuity and not have as many positions rotating off at the same time. Steve moved that we accept this new schedule. The motion was seconded by Ajit and it passed unanimously.

New Business-

Starting the first of the year, begin charging a monthly assessment to landlords for having a rental within Heatherwood Homeowners Association. Example \$50 a month until the property is sold. According to our Covenant, no rentals unless short-term approval by the Board of Directors. (Example, rent out house while owner is out of the country for 6 months.) The intention of said assessment is to ensure our current bylaw that every home is owner occupied is followed, as well as enforcing the limits on rental property. Currently, there are about seven rentals that may have been grandfathered in when the HOA was created. Documentation or paperwork would be required for these considered properties. The assessment may be increased as determined by the Board. Additionally, time limits would be placed on the property owner to sell or move into the rental property. This needs further review and discussion by the Board.

Paul brought up an issue with some sidewalk sections that need mud-jacking or repairs. He showed a picture of a section where his neighbor recently tripped and fell. Ajit said there are sections near his home too. The Board decided to identify the top five areas that need repairs. Greg asked the group to mark the area with a white lawn flag and take a photo of the area. (Flags can be purchased at any home improvement store.) Greg will determine what five areas will be repaired and discuss with the company that made previous repairs. Before sidewalk repairs are made, discussions should occur with Steve Glary to coordinate budget spending.

The April Board meeting will be on April 22, 2025 at 6:00 pm at the home of Paul & Rena Finster.

A motion was made by Annette, seconded by Cindy, and approved by all to adjourn. The meeting was adjourned at 8:16 PM.

Respectfully submitted,
Rena Finster, Secretary