

## HEATHERWOOD HOMES ANNUAL MEETING MINUTES 11/14/24

The Annual meeting was held at the Blue Valley Academy, Commons Room on 11/14/24. The doors opened at 6:00 PM with registration and meal pick up. Greg Hunter, President, opened the meeting at 6:45 with an update on the HOA for 2024. Each Director then gave an update of their area for the year. Ajit Sathe was absent. The report of each Director is attached.

President Greg Hunter then asked for any more nominations for Board Directors. Hearing none, the nominations were closed. There were four vacant Board positions. Dave Blunt and Rich Collins are going off and Ajit Sathe and Harish Kumar's terms are up. Ajit Sathe (incumbent), Harish Kumar (incumbent), Annette Glary, and Rena Finster are running for Board Directorships for 2025-2026 terms.

Each was asked to introduce themselves and give a brief synopsis of their qualifications. A copy of their remarks is attached. The ballots were handed out. After voting, the ballots were collected and counted. All four candidates were elected for 2025-2026 terms.

President Greg Hunter then thanked Rich Collins and Dave Blunt for their service on the Board and presented each with a gift card. Rosemary Kaploe was thanked for her work as the New Neighbors Welcome person and was presented with a gift card.

The meeting was adjourned at 7:45PM.

Respectfully submitted,

Dave Blunt

Heatherwood Secretary

## 2024 Director Summaries:

**President:** Our HOA is financially sound, no increases or special assessments needed. Throughout the year I have received several complaints or issues to follow up on and I hope you feel they were addressed sufficiently. We completed several projects in the neighborhood this year and I'll have the other directors speak to those specifically. One addendum was added to our HOA declarations/restrictions section for clarification on material and color of roofs. (Verbiage attached separately)

**Vice President:** Successfully coordinated a Spring Social at Pin Stripes at Prairie Fire and a Fall Social at the end of Newton & 149<sup>th</sup> St. with Chili, hot dogs, cider and doughnuts. Worked with Rosemary Kaploe to give new residents a welcome packet and gather information. I purchased gift cards to McLain's Bakery for new residents welcome packet. Completed Spring & Fall garage sales and lastly planned & arranged for the Annual HOA Dinner & Meeting!

**Secretary:** My position has run smoothly this year taking minutes at our monthly Board meetings. I sent out mass e-mails for our monthly HOA Newsletter, various Lawn and Grounds notices, and notification of special events in our neighborhood. Currently updating and preparing to publish our 2025 Directory to be delivered in December. In addition, this year I spearheaded the painting of our mailboxes. This process began in March with mud jacking 4 concrete bases that were tilting. The Board then explored getting new mailboxes but decided that painting was more cost effective. Bids were solicited and Certa-Pro Painters was selected. With some delays, they completed the job on October 10th. Finishing touches are box numbers and US Postal decals.

I want to congratulate the other Board members I worked with in 2024 for doing an excellent job in their roles! They have worked together to make sure our Heatherwood neighborhood ran smoothly and sustained our reputation as a friendly and beautiful place to live! I have enjoyed my time on the Board and I encourage all residents to consider running for the Board in the future.

**Treasurer:** My report is printed out separately and attached to your packet. The checking and savings records have been reviewed for this year and all are in compliance. No need for any special assessments or increases in HOA dues. We had a good year and look forward to our continued HOA financial success.

### **2024 Heatherwood Homes Association Treasurer's Report**

The final numbers won't be out until January of 2025, but the HOA is on track to reach and stay within our budget for 2024.

There are four areas I would like to comment on:

First: I had expected to receive and budgeted for \$135 per month in Late Fees. So far this year to date we have received \$90 against our annual budget of \$1620. Thank you, I enjoy

being wrong on this factor. The budget for 2025 will project a much more conservative number.

Second: Our Grounds Maintenance budget is the largest portion of our overall budget, representing 57% of our expenditures. Rich Collins has done a fantastic job managing this expenditure during the year. With 11 of 12 months done, and only 78% of the budget used, we will finish the year 2024 in a good financial place, likely \$30,000 better than budget. Of course, all that might change if we receive record snowfalls in November and December. Great Job Rich.

Third: Our Painting Budget, (which personally is a huge benefit of living in Heatherwood), which at \$90,000 is 25% of our annual budget, hit our number within \$1000. This is a difficult position to manage. Unlike managing Grounds, which is constant throughout the year, managing our Painting budget is intense for three months, and requires almost daily follow-up.

Lastly: Our HOA management company, Supporting Strategies, has done a terrific job managing our assets. At the beginning of the year, I submit the budget for each of the expenses we expect to spend. So, in January, they saw that we had budgeted Management Fees of \$1050 per month or \$15,400 for the year. So far this year they have charged us an average of \$960 per month. This is a professional organization which charges the Association only what is due for the work they perform. Saving us \$90 per month.

Of course, we still have a month and a half to go in our budget year, but I am confident in expressing my belief we will finish the year in the positive column.

Thank you for the opportunity to serve Heatherwood as your treasurer this year.

Steve Glary

**Lawn & Grounds:** Last year our L & G contract with TLC was set to expire on 2/29/2024. As reported a year ago, with the immense help from Greg Mann, we prepared a request for quotation, solicited bids and hired Horizon Lawn and Landscape to be our service provider for the next three years; Thus, 2024 has been a year of change for Heatherwood's lawn and grounds. After several years of TLC providing L & G services for our residents, we switched to Horizon Lawn and Landscape from Lees Summit, MO. Horizon started providing lawn and grounds maintenance to our subdivision on March 1, 2024. Their contract with Heatherwood will end February 28, 2027. My detailed annual report is attached in your packet.

#### **Heatherwood Lawn and Grounds Annual Report-11/14/2024**

Last year our L & G contract with TLC was set to expire on 2/29/2024. As reported a year ago, with the immense help from Greg Mann, we prepared a request for quotation, solicited bids and hired Horizon Lawn and Landscape to be our service provider for the next three years.

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Some of the highlights from this year include the following:

- A major snow in early January, which TLC removed as a part of their contract before it expired.
- Mowing, fertilizing, and treatment of our turf areas has proceeded as planned with minimal weather delays.
- The evergreens that were dying at our 149<sup>th</sup> street entrance have been replaced with Blue Arrow Junipers.
- Pruning of our common area shrubs and trees and our street trees has proceeded as planned.
- The turf in the common areas has been aerated and overseeded.
- Several trees have died in our common areas. These will be addressed in the next few months.
- Of special note is the fact that there have been fewer issues with Horizon's work than we have had in the past with others. When there has been an issue, Horizon has addressed it quickly, especially in those cases where they damaged someone's property.

I want to take this opportunity to thank all of you for your assistance and understanding that has helped me be your L & G Chairman the past two years.

Thank you,  
Rich Collins

**Architecture committee:** We had eleven requests for Architecture approvals and all were approved. We had several inquires about possible projects or some guidance questions on projects by residents. Overall, a good year for architecture compliance. We have made an **addendum to the roof building requirements and additional explanation for no projections** attached to your roof. The addendum is attached in your packet for review. It will be added to the website with other HOA Declarations.

**Painting committee:** Painting this year was comprised of 17 Villas (houses) and 8 Duplexes. I will be sending out notification early next year for the next round of homes & duplexes to be painted. If you decide to change colors, they must be approved by the committee before painting begins. Thank you for your understanding!

**(3) Addendum to Building Material Requirements:**

**Section A).** To further elaborate on material to be used on roofs of villas & duplexes: Approved are asphalt architectural shingle and asphalt fiberglass 3D shingle. Color of shingle must be matching of the existing shingle being replaced or that of a color matching a neighbor's roof within Heatherwood Homes Association. All changes, replacements, new or additions must be submitted on an ACC form for notification to ACC or approval given by Architecture Control Committee for changes.

At this time, none of the following can be used, 3 tab asphalt shingle, metal, aluminum, concrete, tile, wood, slate, clay, steel, corrugated or solar shingles and therefore will not be allowed within Heatherwood Homes Association neighborhood.

**(9) Addendum to Buildings or Uses Other Than for Residential Purposes:**

**Section H).** To further elaborate on no projections shall be attached to roof, any sides of house or erected anywhere on the lot yard area; includes wind turbines, wind generators or solar electric generators and solar panels.

Addendum approved on DATE: 10-15-2024

By the following Board Members:

Ajit Sathe Architecture Chair

Greg Hunter President

Cindy Hunter Vice President

David Blunt Secretary

Steve Glary Treasurer

Rich Collins Lawn & Grounds Chair

Harish Kumar Paint Chair

(This amendment was signed by each Board Member listed above.)