

## Heatherwood Homes Association Minutes

January 28th, 2025

The meeting was called to order at 6:05 PM by Greg Hunter. Those in attendance were: Greg Hunter, Cindy Hunter, Steve Glary, Annette Glary, Harish Kumar, and Rena Finster.

### Officer/Chairman Reports

**President-** The minutes of the December 17<sup>th</sup> board meeting were read. Harish moved and Steve seconded that the minutes be approved. The minutes were approved unanimously.

**Treasurer-** Steve handed out the January 2025 Report of Actual versus Budgeted Income & Expenses. Snow removal was the biggest expense at \$19,229. This was \$4,928 over the budgeted amount. Water and electricity were a little higher than budgeted. Trash collection expenses were revised from \$3,183 per month to \$3,171 per month. Greg and Steve reviewed expenses in our reports to make sure that they are correct.

Steve handed out the January 2025 A/R Aging Summary. No late fees had to be charged for residents who are behind on paying their dues.

Steve discussed options for diversifying our reserves.

**Vice President-** Cindy reported that Blue Valley has been paid for the use of their building for our annual meeting in November. There have been a lot of positive comments received from residents about the Christmas caroling event held in December.

Rosemary Kaploe has been the New Neighbor Welcome greeter for many years. She is ready to step down from that position. Cindy and Rosemary met with two residents who will fill this role together going forward. They are Jo Warmuth and Peggy Ferguson. A third volunteer couldn't attend the meeting that day but is willing to help with social events as needed. They have ten gift bags ready for new residents but will need to purchase some gift cards to put in the bags. Steve will ask Supporting Strategies to let him know of new residents when they sign up to pay their HOA dues so he can pass their names on to the Greeters.

Cindy is planning a spring mixer at YaYa's from 4 to 6 pm on April 17<sup>th</sup>. The HOA will pay for appetizers and there will be a cash bar. The cost for the room and appetizers is \$1,500 and we need to pay half of that as a deposit. Cindy will pay the \$750 deposit and get reimbursed by the HOA. Annette moved and Rena seconded that we approve this spring mixer. The motion passed unanimously.

Cindy is also planning the HOA spring garage sale to be the weekend of May 15 through 17 (Thursday through Saturday). We want to do some additional advertising besides the banner hung at the entrances. This could be posting on Facebook and other social media websites. Cindy has a couple of volunteers to help.

Cindy stated that the new greeters were concerned that some people would not have the ability to scan and email the New Resident Information sheet to the Communications Coordinator. We will revise the form to also provide an address to which you can mail or drop off the completed form.

The greeters also thought it would be good to add some information about recycling to the directory. This could include the Overland Park Recycling Center, the Overland Park Recycling Extravaganza, the locations to recycle old paint, old medications, etc.

Annette moved that we approve Cindy spending \$750 on the spring mixer deposit and \$200 on gift cards for the new resident gift bags. This was seconded by Harish. The motion passed unanimously.

**Architecture-** Ajit was not present.

**Secretary-** We uploaded the last three months of board meeting minutes and the Addendum to Building Material Requirements to the Heatherwood HOA website. We need to add the addendum about dumpsters. Will start adding the HOA President's newsletters to the website beginning with the January 2025 newsletter.

**Painting-** Harish sent an email to all the residents whose homes are on the schedule to be painted in 2025. The email included instructions and a deadline of February 28th. He has heard back from a few people. Spectrum Paint is the specified paint store used by our painting contractor. Harish would like to change this in the future to a bigger paint company that won't get bought out. When PPG was bought out by Spectrum Paint we lost all our history of the paint colors selected by various residents. Our painting contract is with Paul Potter, and this contract runs through the end of 2026. He has asked for a 10% price increase to cover the inflation on labor and materials. He has not had a price increase since 2022. After some discussion, Greg moved that we offer Paul an increase of 5% as a gesture of goodwill. Steve seconded the motion. The motion passed unanimously.

**Lawn & Grounds-** Annette received a lot of positive comments from residents regarding the snow removal work done by Horizon. Annette presented the following report for December and January.

**In December:**

- Monument light replacement and install on 12/29/24, costing \$385. Both lights had to be replaced. (This is the monument at 149th and Metcalf.)
- Paid Horizon \$13,380.00 on 1/7/25. Included winterizer application (applied 12/9/24 and second leaf clean up (12/18/24).
- Estimate from Horizon to replace Christmas lights with all white LED, including installation and takedown.
  - Creating the lights strings, material & installation/takedown: \$5993
  - Year two, installation and takedown: \$3688
  - Going to get bids from other light installation companies for comparison.

**In January:**

- Paid Horizon \$12,646.00 on 1/10/25. Snow removal over 8 inches on 1/7/25. O.P. officially received 11 inches plus 1/4 inch of ice.
- Paid Horizon \$6,583.00 on 1/13/25. Snow removal on 1/10/25, 2-4 inches. Total for January: \$19,229.
- We have a damaged in-ground utility box at 14854 Newton St. Worked with the city of O.P. and they will notify the company the box belongs to and get it repaired.
- Work has begun on the removal of the dead and/or dying trees and raising the canopy on pine trees at 147th entrance. (This was completed on January 27.)
- Christmas lights were taken down on January 24.

**Update on old business:**

- The fence on the south side entrance of 149th street has been cleared of brush, weeds and ivy. Getting an estimate on power washing, board replacement and staining.
- Landscaping, replanting trees or bushes in common areas. What were the details of the previous discussions? What is needed or hoping to see?

### **Old Business-**

- Mud-jacking sidewalks – This has been finished.
- Landscaping, replanting trees or bushes in common areas. Some residents have expressed interest in a gardening club. We could have a flower bed that they could plant and maintain. Must see if that is something they would be willing to upkeep since it will not be maintained by Horizon. Annette will talk with those who expressed previous interest in a gardening club.

### **New Business-**

The February Board meeting will be on February 18, 2025 at 6:00 pm at the home of Greg & Cindy Hunter.

A motion was made by Greg, seconded by Rena, and approved by all to adjourn. The meeting was adjourned at 8:30 PM.

Respectfully submitted,

Rena Finster, Secretary