

## Heatherwood Home Association Minutes

November 19th, 2024

The meeting was called to order at 6:00 PM by Greg Hunter. Those in attendance were: Rich Collins, Greg Hunter, Cindy Hunter, Steve Glary, Annette Glary, Dave Blunt, Ajit Sathe, Harish Kumar, Paul Finster and Rena Finster.

### **Officer/Chairman Reports**

**President-** The minutes of the October 15<sup>th</sup> board meeting and the November 14<sup>th</sup> annual meeting were approved unanimously. Greg commented that the Annual meeting went really well and thanked everyone for their work.

He welcomed the two new directors: Annette Glary – Lawn & Grounds and Rena Finster – Secretary. He also welcomed Paul Finster as a volunteer to fill the new, unelected position of Communications Coordinator. Greg also thanked the board members who are rotating off: Rich Collins – Lawn & Grounds and Dave Blunt – Secretary. He handed Ajit a thank you gift card for his work on the Board the past two years since Greg was unable to present the gift to him at the annual meeting. He asked the outgoing board members and oncoming board members to set a time when they can meet to exchange additional information relative to their positions. Meetings were scheduled.

**Treasurer-** Steve handed out an Income and Expense Report and A/R Aging Summary for October. Income was \$28,245 and expenses were \$27,513.26. Net Income was \$731.74. Steve informed the board that we don't have many late dues payments and that we charge a \$35 late fee when we do have late payments.

Steve stated that the budget for painting will be higher in 2025 than in 2024. This is primarily due to the mix of individual villas and attached homes being painted in 2025 versus 2024. Painting cost is \$2,860 per individual villa and \$4,196 for attached homes (both units).

Steve asked Cindy to let him know how much budget she needs for parties in 2025. He suggested that in the future we can pay someone to set up the tents rather than her and Greg having to do so much work themselves.

**Vice President-** Cindy reported that the caterer for the Annual Dinner, Brancato's, did well and they have been paid. She suggested that they upgrade the quality of their napkins for future events. We still owe \$270 for the Blue Valley facility and it will be paid once the invoice is received. 84 people had reserved meals for the event. There were 10 "no shows" and 2 additional attendees who had not made a reservation. For a total of 76 attendees. The distribution of the meals was very organized and worked well. Cindy is excited for next year.

The idea was discussed of doing some Christmas caroling or bringing in a high school choir to do some Christmas caroling. Steve stated that we could pay the choir \$200 as an incentive. Cindy will coordinate finding a choir to sing carols at the 149<sup>th</sup> Street entrance near the monument. Residents can park in the nearby parking lot which is empty in the evenings. We would serve cookies and hot chocolate to those who attend. More details to follow after Cindy makes some contacts.

**Secretary-** The 2025 Directory will go to print around December 1st. We need to know before that date if any board members want to list a separate email for Heatherwood business other than their personal email address.

**Architecture-** Ajit reported that there were no new requests this month. There was a question about fence placement, but the owner complied with the rules.

Rich Collins reported that the fence behind the strip mall is in bad shape and should be repaired or replaced. There are broken boards and a tree growing through the fence. Ajit will contact the owners of the strip mall concerning the fence repairs.

We need to add an addendum on how long dumpsters or storage pods can be in driveways. It was decided that five days should be long enough for most jobs. The homeowner must get approval from the HOA board for a longer period of time. Ajit will write up the addendum. This addendum and the roofing addendum need to be put on the Heatherwood website.

Rich Collins reported that the fence along the 149<sup>th</sup> Street entrance needs repairs. It should be power washed, re-stained , replace some boards and cut back the tree growth behind the fence.

**Painting-** Harish had nothing to report. He will be sending out an email in January to get ready for the new season in spring of 2025.

**Lawn & Grounds-** Rich Collins submitted the following report:

- 1.) This month we paid Horizon \$17,550.54 for services in October including the following:
  - a. 4 mowings
  - b. Common area bed weeding and maintenance
  - c. Chemical application round 5
- 2.) The first leaf cleanup will start on 11/25, weather permitting and will take 3 days. Since we have had a lot of rain and moderate temperatures, our grass has grown more than anticipated. Thus Horizon will mow our lawns as the complete the leaf clean-up.
- 3.) The second leaf clean-up will start the week before Christmas.
- 4.) There are several dead or near dead trees in our common areas. The Board has obtained bids from qualified tree removal contractors to take out the trees and remove the stumps. We will keep our residents informed as this project proceeds.
- 5.) The Christmas lights at our 2 entrances are in the process of being installed by Horizon at a cost of \$600.
- 6.) I will be leaving the Board this month. It has been my pleasure to serve our Residents for the last two years as Lawn and Grounds Chairman. The opportunity to meet many of our Residents and to help keep our neighborhood looking pristine has been a real joy for me. **Thank you very much.**
- 7.) Lawn & Grounds is \$22,500 under budget to date. This is primarily due to less snow removal and lawn treatments in 2024.

**Old Business-** Steve will contact the City of Overland Park for an update on the sidewalk repairs.

The roofing addendum needs to be added to the Heatherwood website.

We discussed whether we should get 3 “No Solicitors” signs, with the relative city code printed on the signs, to display in the neighborhood. Greg said that the police have said it is hard to enforce. It was suggested that

we should instead get individual “No Solicitors” stickers to put on people’s storm doors. There have been several complaints about pushy solicitors. Cindy will contact the City of Overland Park about it.

**New Business-** Rich presented a report on the tree removal project which we reviewed. This report included the scope of work for the project and pictures of the areas where the work is to be performed. He received bids from 6 companies. Rich moved that we accept the lowest bid of \$3,200 from Hunter Brothers L&L. This was moved, seconded and approved unanimously. They will do the work in January and February. This project is in the 2025 budget. Rich will contact them to get their insurance information and IRS Form W-9. He will also notify the bidding companies that we did not choose to hire.

Rich reported that there is too much shrubbery at the 149<sup>th</sup> Street entrance and that it is blocking the monument. May want to remove some when the trees are removed.

Rich would also like to see us enhance the Christmas decorations at the two entrances.

Paul will help with obtaining email addresses with Duck Duck Go for those board members who would like a separate Heatherwood email address specific for their board position that can be passed on to future board members.

Dave and Rena will send an email to the residents regarding leaf clean-up, additional mowing, and disconnecting their hoses with the weather turning cold this week.

The next Board meeting will be on December 17th at 6:00PM at Stroud’s (8301 W 135<sup>th</sup> St, Overland Park). Spouses of the board members are invited.

The January Board meeting will be on January 28<sup>th</sup>, 2025 at 6:00 pm at the home of Steve & Annette Glary (14809 Conser St.).

A motion was made, seconded and approved to adjourn. The meeting was adjourned at 7:26 PM.

Respectfully submitted,

Rena Finster, Secretary