

Heatherwood Homes Association Minutes

August 17th, 2025

The meeting was called to order at 1:20 PM by Greg Hunter. Those in attendance: Greg Hunter, Cindy Hunter, Steve Glary, Annette Glary, Harish Kumar, Rena Finster, and Paul Finster. The meeting was paused at 2:00 for lunch and then reconvened at 2:48.

Officer/Chairman Reports

President- The minutes of the June 24th Board meeting were presented. Cindy moved and Steve seconded that the minutes be approved. The minutes were approved unanimously. A summary of July email correspondence was presented in lieu of minutes since the Board did not physically meet in July. Steve moved and Annette seconded that this summary be posted as July communications. The summary was approved unanimously. Greg asked Steve to set up a meeting with Rachel at the accounting firm to do a quarterly review of expenditures and checking account status review. Greg contacted Supporting Strategies and Shadow Brook for property management suggestions or estimates. Supporting Strategies said that they just do financials and do not do property management. Greg got a proposal from First Services Property Management Company which we will discuss under New Business.

Treasurer- Steve presented the June/July 2025 Report of Actual versus Budgeted Income & Expenses. Paid \$7,215 for grounds maintenance in July. This was primarily fertilization treatment. Most of the grounds maintenance expenses didn't get paid until August. Paid the \$887 premium on the HOA's new insurance policy. The HOA had funds in an account at Central Bank that was earning very low interest. The balance of \$50,128 was moved to the HOA checking account with Enterprise Bank. We have a CD at Enterprise Bank that will be maturing on August 26th.

Vice President- Cindy is looking at options for the fall social. We talked in June about catering the event with a food truck. Cindy thought that might not be ideal as people would have to be standing in line waiting for the food truck to take everyone's orders. She has checked into having a catered chicken dinner from Stroud's. She is also going to contact Grandma's Catering and see what options they have available. We have a tentative date of September 27th. The annual meeting will be coming up on November 13th. Cindy will be looking into preparations for it.

Secretary- We know we haven't gotten information on all the new people moving into the neighborhood. We will not be able to send them emails or include them in the directory. We may need to have people confirm their information at the annual meeting. Cindy said that the Welcome Team is having a difficult time making contact information with new residents. She prepared a letter for them to leave at the door if no one answers. The letter will encourage them to contact the Welcome Team to receive a welcome package.

Architecture- Ajit was not present but sent a report of activity since the Board meeting in June. He received 3 requests for information about shingles or roof replacements and 10 requests for approval of a new roof, he received 2 requests for approval of deck renovations, and 1 request for approval of landscaping in lieu of a fence.

Painting- Harish reported that there is still one home waiting to be painted after their new roof is installed. Harish and Greg have contacted the painting contractor regarding a \$1,500 refund he owes us because he did not deduct the advance, we paid him from the invoices issued to us. The contractor has been ill and will

hopefully be responding soon. 2026 will be the last year of this painting cycle. Harish will investigate reworking the order that houses are painted in to keep them in a more centralized location each year rather than scattered all throughout the neighborhood.

Lawn & Grounds- Annette presented the following report for late June through early August:

1. Paid invoices totaling \$44,500.
2. On June 29, we paid Horizon \$9,812 for mowing and bed maintenance.
3. On June 30, we paid to Hunter Brothers \$830 for tree and stump removal, trim evergreens at entrance.
4. On June 30, we paid to Horizon \$265 for irrigation repairs at 147th entrance.
5. On July 10, we paid to Horizon \$6,950 for second fungicide treatment.
6. On July 28, we paid to Horizon \$518 for irrigation repairs.
7. On August 2, we paid Horizon \$25,635 for fertilization, maintenance, and mowing/trimming.
8. On August 2, we paid Hunter Brothers \$240 for limb and tree removal.
9. On August 12, we paid to Horizon \$250 for plant and bed maintenance.

Lawn & Grounds: Horizon discovered army worm damage on a couple of Heatherwood lawns. Because of how quickly these worms and this damage can spread, we decided to go ahead and add a lawn application treatment. Needless to say, this was unbudgeted. The cost of this army worm treatment will be similar to the fungicide treatment. Typically, this type of treatment must be arranged for and paid for by the homeowner if their lawn needs it.

Garden Club: Spoke with Cathie Hinkle early in the summer and discussed lack of response from the Garden Club members. We did hear from a few people who felt the summer was too hot or had concerns about navigating city gardens. Cathie has made several attempts to reach out to the Garden Club and is receiving no responses. She has decided to not continue in the position of Chair of the Club and is going to ask if anyone else is interested or if there is an interest to continue the Club.

Harish brought up a question about trees marked to be removed by the City of Overland Park. Annette will check the Overland Park map on ash tree removal and see what trees are indicated near the 147th Street entrance.

Old Business-

We continued the discussion about rental properties in the neighborhood. The residents voted at the annual meeting in 2011 to not allow houses to be rented except under very limited circumstances and with Board approval. There are still a few rental properties in Heatherwood, and we don't know if they all still meet the permitted exceptions. Greg will contact an attorney to get their opinion.

Discussed the need to fill open board positions in November 2025. We have not received any responses to the email sent earlier this summer. Cindy and Annette have contacted a few people, but none have expressed interest in running. Annette has revised the earlier email letter, and we will print them out this time and hand-deliver the letters to be sure that we reach everyone. Plan to distribute the letters on or about August 25th.

New Business-

One couple has requested to attend our next Board meeting. They have a complaint about renters near them not keeping their homes up for curb appeal. They feel that they do not look as nice as the rest of the neighborhood.

We reviewed the proposal sent by First Services Property Management Company. The information was sent by Dalton Malcolm of First Services. It would cost \$27,600 annually plus a first-time set up fee of \$2,300. In addition to an increase in dues, they would take over many of the functions of the Board: financial services, physical maintenance, vendor/subcontractor oversight, communication, legal compliance, and administration/consulting. We are not sure that we want to give up control in all these areas to the property management company.

The September Board meeting will be on Tuesday, September 23, 2025 at 6:00 pm at the home of Paul and Rena Finster.

A motion was made by Steve, seconded by Cindy, and approved by all to adjourn. The meeting was adjourned at 4:15 PM.

Respectfully submitted,
Rena Finster, Secretary