

Heatherwood Homes Association Minutes

December 3rd, 2025

The meeting was called to order at 6:28 PM by Greg Hunter. Those in attendance: Greg Hunter, Cindy Hunter, Sandy Jameson, Dan Jameson, Donna Klasing, Steve Glary, Annette Glary, Harish Kumar, Rena Finster, and Paul Finster. The meeting was paused at 6:48 so that we could eat dinner and the meeting resumed at 7:18.

Officer/Chairman Reports

President- The minutes of the November 18th Board meeting were presented. Annette moved and Cindy seconded that the minutes be approved. The minutes were approved unanimously. The minutes of the November 20th Annual Meeting were presented. Steve moved and Annette seconded that the minutes be approved. The minutes were approved unanimously. Greg asked Sandy if she accepts the position of President and she answered in the affirmative. Greg asked Donna if she accepts the position of Vice President and she answered in the affirmative. Greg thanked Annette for heading up Lawn & Grounds. He said that the new President and Vice President should meet our contacts with Horizon, and Supporting Strategies, and there was some further discussion on this topic. Greg thanked the Board for their work and expressed how he and Cindy enjoyed being on the Board. Greg stated that there are three open issues for the new Board to work on resolving: (1) Finding a new painting contractor. (2) Getting a refund from Paul Potter for the amount he was overpaid on painting in 2025. (3) Working with the Levy Craig law firm to ensure that all homes in Heatherwood are owner-occupied ... no rental properties. Greg and Cindy will meet individually with Sandy and Donna to turn over documents and get them up to date on their new Board positions.

Treasurer- Steve presented the October/November 2025 Report of Actual versus Budgeted Income & Expenses. He did not update the Year-to-Date column from what was there for the November 18th Board meeting. The November amounts are accurate. We are over budget on professional fees and painting. We have \$37,000 in the budget for snow removal. Financially we are in good shape. Steve did a projection of painting costs if we went to an 8-year cycle for painting. He presented a spreadsheet with his calculations and a map of Heatherwood which he had color-coded showing the houses painted each year in the current painting cycle ending in 2025. The painting costs incurred in 2020 through 2025 totaled \$481,369, which is an average of \$80,228 per year. Painting expenses are bound to increase under a new contract with a new painting company. Lawn & Grounds will renegotiate their contract in 2027. We may need a small dues increase to help offset these and other expenses that have increased due to inflation.

Vice President- The Annual Meeting was a success. She did not order any additional meals beyond what she had originally ordered. There were four meals left over which Cindy gave to the four members of the School District janitorial staff that were working in the building that evening. Brancato's did a good job with the catering. The volunteers that helped with the event did great. May want to form a committee for people to help with the social events. Cindy talked to Overland Park Community Church to see if any of their students would want to participate in our Christmas Caroling event like they did last year. They will check with the students and let Cindy know. Will try for a Wednesday or Thursday night after the college kids come back on December 15th. Donna and Cindy will meet to go over this event and other aspects of the V.P. position.

Secretary- I am close to being ready to print the 2026 directory. There are still some houses that recently sold, or are currently on the market, that I would like to know the owners' names to put in the directory before going to print. Donna said that one of the duplexes that had been for sale has been taken off the market. Still have one villa that sold on 10/31/25 that is being remodeled and no one has moved into the property yet. Donna looked it up in the tax records and it shows that C6 Enterprises, LLC paid the real estate taxes. Donna

and Sandy will try to find out more about the new owner and make sure they know it cannot be a rental property. I asked whether I should remove the note about "Helping Hands" in the directory. It was agreed that I should remove that since the group is no longer active. I reported that I went to UPS and Staples to check pricing and to inquire about printing the 2026 directories in a larger size so that we can use a larger font. Steve suggested that we use a different font on the map to make it easier to read. I went over the price estimates from UPS and Staples for printing the current size directory on 8.5" by 11" paper or printing the directory on 11" by 17" paper. UPS had lower price estimates. The Board approved printing the directories on 11" by 17" paper at UPS for approximately \$673. Once I get the directories printed, I will need the Board's help to deliver them door-to-door. Paul and I stated that we are getting questions/requests through the Heatherwood website that are intended for Heatherwood developments elsewhere in the USA. We agreed to make it obvious on the website home page that this is Heatherwood in Overland Park, KS. It was also suggested that we change the website amenities list to show that snow removal is provided when accumulation reaches 3" or more, not 2".

Architecture- Ajit was absent. Ajit needs to prepare an amendment to our Addendum on Building Materials 9. (h) to cover solar-powered roof vents. May need to also cover solar panels to control exterior cameras and lights in our amended Addendum. We will discuss it at the January Board meeting.

Painting- Harish, Greg and Steve have been contacting paint contractors to get quotes for a new painting contract. Greg has contacted Mo Pro Painting, Precision Painting and Gecko Painting. Steve has contacted Certa Pro and Boulevard Painting. We need to get the rest of the bids and then review them. Harish will revise the painting schedule for the subdivision and refresh the paint catalog.

Lawn & Grounds- Annette presented the following report for November/December:

1. Since previous report, we paid invoices totaling \$9,431.89.
2. On November 21, we paid Horizon \$137 for irrigation work.
3. On November 24, we paid Scheffield Electrical \$921.39 for repairs to power on 147th & Floyd.
4. On November 30, we paid Horizon \$6,950 for leaf clean up.
5. On December 2, we paid Ryan Lindsay Homes \$1,423.50 for Christmas light creation and installation.

December 1, first snowfall of the season to call out Horizon. They did a great job of snow clearing, even while working at night.

A new company created custom strings of Christmas lights for the fence and monument at the 149th Street entrance. They look good. The strings of lights will be stored in Annette's basement during the off-season. The company will charge \$400 to put up the lights next year.

Old Business

No updates on the rental property issues being reviewed by the Levy Craig Law Firm.

We are still unable to reach Paul Potter. Corey who was the on-site manager for Paul has not been able to contact him either. We will send a termination letter to the last known address that we have for Paul Potter. Sandy will prepare the termination letter.

Paul Finster set up a PCloud account that the HOA will use to store digital copies of minutes and other documents. The cost is \$199 for 1 terabyte of data storage. It is ready to start uploading items to it.

New Business

Sandy will send out an email letter introducing herself to the neighborhood.

The January Board meeting will be at 6:00 pm on January 19th, at Donna Klasing's house.

A motion was made by Annette, seconded by Cindy, and approved by all to adjourn. The meeting was adjourned at 8:21 PM.

Respectfully submitted,
Rena Finster, Secretary