

2015 North Lakes Homeowners Annual Meeting

Venue and Time

- 64 St. Hy-Vee Club Room
- October 15, 2015 from 7 pm to 8:30 pm.

Attendees

Board and Committee Members:

- Woody and Maria Acosta, Alex Maslow, Tim McCoy, Jim Pratt, Curtis Wilkie, Bobbi Zink

Residents:

- Carla Atwood, Mike and Lynette Berry, Mike and Carol Birkel, Phil Conrady, Jacqueline Fondren, Mark and Deborah Greising, Glen Hart, Alex and Becky Hinkle, Jim and Mary Jenson, Josephine LoGiudice, Lyndon Marshall, Becky and John Moore, Julie Nissen, Delma Perceall, John and Martha Rolf, Kristen Romero, Paul Van Camp

We apologize if we missed anyone that attended the annual meeting. Your attendance and participation is very important.

Next Meeting: Sorry for the late notes and monthly meeting notice. November 16, 2015 at 6205 NW 77th St.

Committee Updates

- Budget: Curtis Wilkie gave a summary of the 2015 budget spend and a review of the 2016 budget which was approved.
- Lake Report: Jim Pratt provided an update on the lake. The big lake fountain pump needs to be replaced eventually but we will wait until it breaks. The cost of a replacement of the big lake pump is estimated at \$8,000 and it is not budgeted. **Also, a huge thank you goes to Brad Gossett for the new catch and release lake signs.**
- Pool: Alex Maslow provided an update on the pool. There was a \$1,000 unforeseen expense where the pool hand rail had to be replaced due to Kansas City regulations. Also, there was an algae growth problem which required treatment and the closing of the pool for a few days. **Also, another huge thank you goes to Jordan Elder for doing a great job opening and closing the pool every night.**
- Welcoming Committee: Julia Marshall is the new Welcoming Committee chair. She will be more engaged in the upcoming months. A new welcome letter will be provided to new residents as part of their welcome packet which will ask for their contact information (i.e. email address) and desire to be a HOA board/committee member. Hopefully this will provide a mechanism for keeping the residential roster up to date as new residents move in.
- Landscape: Tim McCoy provided an update on the various landscape projects accomplished.
 - Big and small lake erosion repair around key inlets

2015 North Lakes Homeowners Annual Meeting

- Big lake common area clean up (77th St.)
- Montclair wall repairs and maintenance
- Architecture: Woody Acosta provided an update. There were over 25 architecture requests for home improvement projects ranging from roof replacements, new fences, new decks to house paintings. Let us keep up our home improvements because in the end it improves our neighborhood which benefits everyone! There were some questions and discussions regarding:
 - Satellite Dishes: There is a F.C.C. regulation that prevents a resident from receiving video services. Thus, we cannot restrict them any longer. From a reliability perspective, residents are encouraged to use a ground mount for their satellite dish installation.
 - Solar Panels: There is nothing in the bylaws regarding the installation of solar panels and from what we know there has not been a single installation in our neighborhood. If you intend to install a solar panel solution please work with your HOA board by submitting an architecture request form.
 - Storage Sheds: Per the bylaws, standalone storage sheds are not allowed. However, a storage shed that is connected to the home with matching paint color and a roof is acceptable.
 - **With any home improvement or change, please submit an architecture request form to the board for review.**
- Social Committee: Maria Acosta and Martha Rolf provided an update on the Holiday Party at the National Golf Club, Martha's Garden Party and the Pool Opening party. The Social Committee is planning a Holiday Party for mid-December. Details will be coming out soon.

Election of new board members and committee chairs

No one volunteered at the meeting to join the board, so no elections were held. If you are interested in becoming a board member or a committee chair please contact one of your current board members. This is an opportune time to get some new faces and fresh ideas onto the HOA board and committees.

HOA Projects and Items That Were Discussed At the Annual HOA Meeting in October

- Dredging of the big lake is still scheduled for 2017. 33% of our HOA fees go to the dredge fund so this is a high priority project for our neighborhood.
- Montclair wall replacement:
 - The Montclair wall has been a big maintenance expense due to rotting, erosion, age, a car crash and etc. The HOA is spending ~\$4,000 a year to repair various sections of the Montclair wall. The board is proposing a wall replacement option which provides an updated aesthetic look and requires minimum/no maintenance.
 - Refer to the link for the product that is being evaluated for the wall replacement: <http://www.simtekfence.com/residential-gallery/>
 - To replace the entire wall, the estimate is \$54,000 without the cost of removing the existing wall (which we still need an estimate). The wall replacement can be done

2015 North Lakes Homeowners Annual Meeting

at once or in sections but we will continue to look at the most cost effective solution for replacing the wall.

- Montclair wrought iron repair and maintenance:
 - Ground erosion is making the wrought iron fence collapse to the point where it snapped off the wall post.
 - We are looking at options to fix the collapsing wrought iron fence, reattach to it to the wall post and reinforce it.
- Big lake spillway (from the Crossings) erosion repair and maintenance:
 - Over the course of years, the water coming into the spillway has destroyed the rock base of the spillway. There are significant holes which need to be filled as to prevent these holes from getting larger. We are looking at options to address this issue.
- Big lake spillway (across from dam at the end of 77th St.):
 - There was a productive discussion on the erosion that is happening at the spillway across the big lake dam at the end of 77th St. The biggest discussion point was liability because the top side rocks are unstable and starting to fall and some have fallen into the creek. The two short term options to address the issue is to install a fence or install a "warning sign". Depending on the fence type, the installation of a fence costs \$5,000-\$10,000 or higher.
 - A long term solution which requires the cleaning of the spill way and creek, reinforcing/building the retaining wall with proper drainage would cost at least \$250,000. The HOA does not have the ability to fund the long term option so we are looking at installing a fence and/or "warning sign" for the short term and will look at options for the long term.
- Big lake fountain replacement:
 - It was decided that we would continue to use the big lake fountain as-is and once it breaks down we will allocate the funds needed to replace it. It is estimated that \$8,000 is needed to replace the big lake fountain.
- Replacement/repair of the neighborhood entry signs:
 - These wooden signs are starting to erode and the lights to the sign closest to Roanridge has a bad light timer. The HOA board is looking at this project and looking for volunteers and ideas to come up with a low cost solution to address this need.
- Pool repair projects needed:
 - Painting of the pool house: We have a number of volunteers who will paint the pool house prior to the 2016 pool season. This is a very cost effective solution which will beautify our pool and we thank our volunteers.
 - Pool cover replacement: The pool needs a new cover but due to a lack of funds we will go another year with the same cover.
 - Shower repair: We have volunteers who will fix the pool shower prior to the 2016 pool season. Again, thank you to our volunteers.

2015 North Lakes Homeowners Annual Meeting

- Pool tile repair: A number of tiles in the pool are starting to break off. This is a critical project that needs to be addressed soon before more tiles break off which would result in a much more expensive fix.
- Broken sprinkler head: One of the neighborhood sprinkler heads/lines by the pool has a major leak. This is high priority project which will be addressed in the spring of 2016.
- Seal parking lot and repaint parking spot lines: We are looking to work this project during 2016 neighborhood spring cleaning day(s) depending on the number of neighbor volunteers we get.
- New pool furniture:
 - Some of the pool furniture is starting to break mostly due to age, normal use and abuse. Although there is no budget for pool furniture we will replace or repair pool furniture as needed.
 - The concrete tables are starting to yield water and weather erosion so we will look to treat these tables to prevent further erosion. This will probably be a project for the 2016 neighborhood clean up day.
 - There was discussion about adding more pool shade. After much discussion it was decided we had enough shade because many residents like the sun and would like to keep the existing open un-shaded areas.
- New neighborhood sign by the pool entrance:
 - It would be nice to have a new neighborhood sign by the pool but unfortunately this is a project that is not forecasted for the near term.
- **There were productive discussions on these projects, neighborhood needs and how to fund them. In the end, there are three funding options:**
 1. **Quarterly Dues Increase.**
 2. **Assessment.**
 3. **After the big lake dredging project in 2017, use the funds that are currently being allocated to the dredge fund for these other projects. Once these projects have been completed, we will restart the funding of the dredge fund.**
- **As we evaluate the neighborhood projects and funding options, we will keep the neighborhood updated. During the annual meeting, there was resounding support for option 3 above. We will know more about our funding plan as we get closer to the big lake dredging project currently projected for 2017.**

Disaster Planning, Coordination and Communication for North Lakes

- The topic of disaster planning, coordination and communication for the neighborhood was discussed. This is a great idea which in our estimation warrants a sub-committee to research, plan, test and implement for the neighborhood. We are seeking volunteers that would be willing to help with this directive. If interested, please contact one of your board members.
- One of the items discussed was a neighborhood call out list. Although it was discussed a solution was not finalized or agreed upon. This item could be part of the

2015 North Lakes Homeowners Annual Meeting

broader disaster planning, coordination and communication activity that was proposed during the annual meeting.

Per a request at the annual meeting, we are providing the Crime Reports Website:

- <http://www.crimereports.com>
- **If you notice any strange/illegal behavior or activities in the neighborhood please call 911 directly and immediately!**

Neighborhood Roster

- A hard copy of the neighborhood roster was issued at the annual meeting. However, there were a few discrepancies that were noticed by some of the meeting attendees so we will address those discrepancies and email an updated roster to all residents.

Notice areas that require maintenance?

- If you notice a common area that requires maintenance, please contact a board member. Common areas are maintained by HOA.
- For areas that are not maintained by the HOA please contact 311.

Meeting adjourned