

## HOA Meeting March 16<sup>th</sup>, 2010

Present: Jeff & Jill Foster, Jim Pratt, Carla Atwood, Brenda Michael, Joan Myers

### Old Business:

Discussed upcoming projects for the Spring: Spring clean-up project, garage sale, pool, ravine and inlet hole cement fill-in, lake dredging. March will be the month we need to start nailing things down.

### Topics to address in March. This will be the meeting we set the tone for the spring/summer/fall:

1. Pool maintenance – tile work, who will maintain it over the summer (Mazlow?-Jeff will contact him to double-check). Alex has the Swim Things contract Jeff needs to get and sign ASAP.
2. Neighborhood Spring work day – landscape committee to help organize.
  - a. May 2<sup>nd</sup>, 10am to 2pm or so, meet at the pool.
  - b. What can we do for a raffle again? – Home Depot GC? Jeff can get some Wizards things too.
3. Garage sale date will be April 23<sup>rd</sup> and 24<sup>th</sup>. Jeff will get an e-mail out to all neighborhood members by 3/21/10 regarding this.
4. Time frame for ravine and inlet hole filling and rock work.
  - a. Who to call? Jeff will contact John Rolfe (816-746-8644) on bid from Bledsoe's per Carla. They gave us a bid last year to remove the big rocks and put sackrete on the other side in places to slow the flow down.
  - b. Also will get with Paul Sanders to discuss.
  - c. Carla will see if Finke's Lawn Care will remove the dead tree in the ravine.
5. The wall on Montclair behind Rick Valdivia's house needs some repair on the inside and street side. Carla has said Rick will take care of this. We may need to do some additional repairing and painting there to, we'll see after what Rick does and assess in April/May.
6. Big lake dredging costs.
  - a. Paul Sanders has a bid of approx. \$35K from a company in IL. Would suggest doing this in July/August when the lake is lower and ground is really hard so equipment will do less damage.
  - b. How do we allocate the funds? We will need to have a special meeting for members to vote and likely have to communicate that in the next month or two. Jeff will get with Paul to discuss timing and if this is the best option at this point.
  - c. Questions:
    - i. Where will the sludge be hauled and dumped? – big issue
    - ii. If we hold a special assn. meeting, is the decision up to a majority vote by the attendees? Need to review the bylaws to confirm approach.
7. Lawn care service – Carla has a good bid from Finke Lawn Care again and we have a contract from them that Jeff will sign and get back to Carla as they need to start scheduling pre-emergent, etc, soon.

8. Other issues:

- a. Need to contact Homes Assn. to make sure the bylaws are being given to new home owners – not been happening it seems. Brenda Michael or Jim Pratt will get me a copy.
  - b. Jim mentioned another issue we'll need to deal with soon are the big boulders at the dam, they are eroding the bank and falling into the lake.
  - c. Pond treatment/maintenance: Jim has a renewed quote/agreement from Blue Valley Labs on lake treatments and fountain maintenance (same as last year at \$425/mo.). Jeff will check with Sam and Mike Wray about the aerators on the bank. We need to get a breaker box and more power for them. Mike Wray said he will take care of this.
  - d. Will need to address the walkway leading up to the dam. Some of the railroad ties have eroded or broken and some rock has washed away. The idea of having a dock built at the dam has also come up again.
  - e. Homes Assn. sent Jeff a letter regarding the Liability Insurance premiums for HA officers. The previous annual premium was \$200/yr and was going to rise to \$500/yr. The HA indicated they determined it was more beneficial to take every association out of a combined policy to individual policies which increased the annual premium to \$700/yr. Brenda Michael will contact them to see how they made that decision and why.
  - f. We're beginning to get some inquiries from kids in the neighborhood about lawn mowing, etc. Sean Lohman will mow, edge, trim bushes, pull weeds, etc, for between \$30-\$40 depending on lawn size and can be reached at 816-977-3130 or 816-741-2912.
9. Next board meeting will be April 21<sup>st</sup>, 7pm at Jeff and Jill's house.