

INDIAN FIELDS HOME OWNERS ASSOCIATION

Board of Directors Meeting Minutes January 17, 2017

Members Present:

Marti Levy
Alicia Koranda
Sam Lind
Sara Dippel
Chad Taylor
Greg Shondell
Heather Powell
Kathy Guignon

Meeting is called to order at 7:07 p.m. (Marti Levy):

- **Treasurer's Report** (Marti Levy): no report – please review the budget in detail
- **Bylaws to Include Declaration and Restrictions:**
 - The Bylaws must comply with Kansas statute and current act – “ Uniform Common Interest Owners Bill of Rights Act”
 - In order to update and ensure the current bylaws comply with Kansas law and the applicable Act, it was proposed they be reviewed by Rod Hoffman. Mr. Hoffman is an attorney who practices in the area of homeowners' association law.
 - Motion: to send bylaws to Mr. Hoffman for review, updating and to ensure compliance with KS law by Sam Lind.
 - Second: Greg Shondell
 - Motion passes
- **Trees at Homestead Circle Cul-de-Sac:**
 - Sara and Alicia will be holding a meeting with all necessary neighbors and will come back to the board with the signed petition and preferences relative to trees. Heather Powell will assist with ideas.
- **Sprinkler System on Homestead Circle Cul-de-Sac and 65th Street Cul-de-Sac:**
 - Board would like Marti to contact WaterOne to determine whether they would provide any discount to their fees if two irrigation systems were installed at the same time.
 - 3 bids have been requested. The bids from Stonebridge and James Rosa were deemed to be unacceptable. It was decided additional referrals would be needed for Impact Landscape before a final decision is made.
 - Motion: Marti to contact WaterOne to proceed with irrigation to island 8 and to use Impact Landscape pending reference checks by Chad Taylor.
 - Second: Sam Lind
 - Motion passes

- **Landscape Maintenance 2017-2018:**
 - Tabled – issue is tabled to allow time to obtain more information from existing bids and to possibly obtain additional bids. Members to return with any additional bids and/or information.
- **Design Review Board:**
 - Discussion to allow Design Review Board to expand its authority to make decisions for board. It was determined the Design Review Board would not have board authority and the process for plan approvals will remain the same.
- **Equitable Dues for All Homes in Indian Fields:**
 - Discuss to assess equal dues to all Indian Fields home owners. Currently dues range from approximately \$63.00-\$119.00 per year. There are 237 homes and dues of \$90.00 could be assessed.
 - Tabled – to obtain legal advice relating to whether the IFHA Declaration will allow for a change in the dues assessment.
- **Annual Budget:**
 - Action Item: determine a “Reserve Funds Goal” – what will it be? What will it be used for?
 - Action Item: Greg to review budget and provide input and proposals.
 - Annual budget is due mid-April.
- **Other Business:**
 - Homestead Estates was discussed, specifically the drainage and runoff issues and damage caused to homes located on Delmar.

Meeting Adjourned at 8:42 p.m.

/s/ Alicia Koranda
Alicia Koranda, Board Member