

## Nottingham at Heritage Park HOA Board Meeting

June 9, 2011, 8:00PM

Held at Darren Wright's House

In attendance; Jon Lienemann, John Brewster, Darren Wright, Shannon Lyon, Judy Murphy, Julie Murray (Directors), Al Moser (Overland Park Pools), Tammy Somogye, Brian Rees (Homeowners) and Rod Hoffman (Association Legal Counsel)

Old Business

-Al Moser gave a proposal of repair and replacement recommendations previously discussed with Jaime Watts (Pool committee Chair)

- o Hydrostream fittings - would make skimmers work more effectively. \$100
- o Chlorinator - the ones we have are more for hot tubs or baby pools. The upgrade would help the green and slimy problem. \$235
- o Change baby pool sand filter - does not appear to have been changed since the pool opened. \$225
- o Motion light sensors for the bathroom - would cut down on electrical costs. \$125
- o Restroom epoxy flooring - would solve the slick concrete problem. \$600
- o Storage shelf in pump house for chemicals and paper products. \$75
- o Enclosed toilet paper dispensers and paper towel dispensers. \$225

Total costs came to \$1,585.

-It was recommended by the Board that Mr. Watts be able to approve up to \$100 in pool expenses without prior approval.

-To epoxy the restrooms would require them to be closed for 24 hours. Homeowners will be notified and sign posted at pool in advance of date selected as July 11, 2011.

-It was also recommended to the Board that the fence surrounding the pool with need to be painted in probably 3 years. It was also discussed to remove points from top of fence posts as a safety hazard.

-Security cameras with Internet viewing capabilities will be discussed with Mr. Watts.

-A secured canopy cover for the baby pool was discussed with an estimate of about \$400.

-Mr. Moser will double check the drains in our baby pool to make sure they are in compliance, worst-case scenario we would have to install anti-entrapment pump.

## New Business

-Ms. Somogye and Mr. Rees asked the Board to approve modifications to the Deed Restrictions to include Steel Rock –Pacific Shake Steel Coated Rock as a roof choice.

-The Board suggested holding a series of meetings for all homeowners to present both sides of the issue and have full discussion. Ms. Somogye will consider the Board's recommendation and let us know her decision.

-The Kansas Homeowners Bill of Rights states all homeowners must be notified at least 5 days in advance of Board meetings time, place and agenda. Ten days notice is required for budget discussions.

-To comply the Board meetings will no longer be held on the first Tuesday of every month, but would be held as needed with plenty of notice for the general homeowners.

-It was moved by Darren Wright and seconded by John Brewster that the homeowner in non-compliance will have MW landscaping (the company that does our common areas) bring the property into compliance. Darren Wright was given a verbal okay from the homeowner. The bill will be delivered to Darren Wright and he will personally deliver it to the homeowner. The motion carried unanimously.

-It was moved by John Brewster and seconded by Shannon Lyon that all homeowners in delinquency of HOA of one year or more will have a lien put on the property. Any homeowners with late fee balances would have the management company add to next year's HOA bill. The motion carried unanimously.

-It was discussed to get pricing and design ideas for small monument at the rear entrance of the development (South Gallery) to show when entering Nottingham at Heritage Park. Shannon Lyon will be in charge of getting prices and designs.

-It was discussed about signage at the front entrance

- 2 small signs that state "No Trespassing, Stay off the Rocks" for either side of the waterfall.

- 1 small sign to state "No Soliciting" to be placed in center isle of main entrance.

- 1 small sign to state, "Pool closes at 10:00PM Violators will be considered Trespassing" to be placed on Pool fence or gate.

-John Brewster will get a rebid for more natural looking signs, as opposed to a white sign, for the front entrance. He will notify before ordering.

-Homeowner Erin Ferguson expressed interest to John Brewster about organizing a Fourth of July Bike parade. It was discussed to start the parade at South Gallery and end at the pool. It was moved by John Brewster and seconded by Julie Murray that

the HOA will provide refreshments of shaved ice for a 30-minute period. The motion carried Unanimously. John will talk with Ms. Ferguson about the time line.

- It was discussed to have Jaime Watts and John Brewster prepare a list of suggested pool amenities for the HOA homeowners to be voted on at the annual meeting.
  - o Current suggestions include:
    - Kid's playground
    - Secured canopy covering by the pool.
    - Improvements to the pool terrace.