

Pavilions of Piper HOA Board Meeting Minutes:

Meeting Location: Marc Montoy Home

9/20/2021

CALL TO ORDER: 7:05pm

4/5 members in attendance: Gita Florey, Roy Snowden, Marc Monty, Justin Wilson

ABSENT: Eldon McDonald

FINANCIALS: To be provided to the board by email from HA-KC on a monthly basis.

OLD BUSINESS:

Mowing bids have been submitted by current contractor. The board all agrees that current contractor has been doing an amazing job with the grounds, common area and all extra work. Concern was risen that there is a conflict of interest that he is the one obtaining the bids from outside companies and then coming in under the bids. This is not unanimous since the current contractor is doing the leg work of obtaining all bids from competing companies, coming in under the price and doing amazing work in a more than timely manner.

Front Entrance Fountain: Installation for the fountain is complete and we will not be paying until final inspection is done and we are happy with the final touches. There is still an issue with lights and making the 'dusk til dawn' timing switch operate properly. Also the amount of boulders used was not the same as original bid, and there should be a credit coming back from that.

Front Entrance Sign repair: Wood top of the sign has been repainted and the stucco paint has been ordered to repaint the original color.

Winterization of the sprinkler system bid is in and the company is offering a discount if they can obtain 4 residents from the neighborhood who also need their sprinkler systems blown and winterized. TK services of KCMO is the company, and the contact information is (816) 765-2622.

Continued erosion on the east side of Delavan houses: Confirmed that erosion control on an individual's property is the responsibility of the homeowner. Board will be trying to seek help from UG or county to help to fix the issues between neighborhood and green space.

Land behind Delavan rd. houses on the other side of creek has been designated as a wildlife reserve on the property, that land cannot be built on until the owners of the property remove the wildlife reserve status.

Board was made aware of issues of overnight parking in the cul-de-sac's and on the streets. Neighbors have been reaching out to the board for enforcement. Emails have been sent to accused homeowners from ha-kc., But the direct communication naming the neighbors in complaint was not received well. Future action will be generic emails going out to all members of the community asking all to remain in compliance with our restrictions.

NEW BUSINESS

Annual Meeting: Tentatively set for 10/23 at 2-3pm 11802 Delavan Ave. (Justin Wilson will not be in attendance do to work conflict.) Board is considering an annual "newsletter" in place of the annual meeting. Concerns over safety from Covid-19 and low attendance, possibility that more homeowners would be more informed from a newsletter than an annual meeting with low attendance.

BUDGET: Reserve fund, spending, and annual budget will be reviewed before next meeting. Suggestion towards keeping our reserve fund at \$10k. Currently at the beginning of the year it was closer to \$26k before board voted for front sign repair, fountain replacement, and basic landscaping cleanup. Worry is that we need to stay in/around the \$10,500 annual budget to keep HOA fees as low as possible without eating too much into the reserve fund.

Road Repair: Andy Rody from the unified government was spoken to Sept 1st. and the street contract has been signed but he cannot name the subdivision that has been approved or the start date of the project. Multiple board members have contacted to UG and will continue to do so to push for the repaving of our community roads.

Replacement Landscaping the front area by the sign and fountain: Proposed that once the budget is made, and how close we come to the \$10k mark in the reserve account. Tabled for budget clarification.

HA-KC website: Board roster is posted, restrictions are posted, minutes from board meeting are posted, not posted are: financial documents, and newsletters. We could submit monthly/quarterly newsletters to the website to be posted. No board members volunteered for writing or being in charge of a monthly/quarterly newsletter.

Adjourned 8:05pm