

Pavilions of Piper HOA Board Meeting Minutes:

Meeting Location: 11806 Delavan Ave. (Marc Montoy's Home)

11/19/2021

CALL TO ORDER: 6:35pm

5/5 board members in attendance: Gita Flory, Roy Snowden, Marc Monty, Justin Wilson, Eldon McDonald (plus local residents of the community)

Introductions of board members: Marc Montoy (President) Gita Flory (Treasure) Justin Wilson (Secretary) Eldon McDonald (Board member) Roy Snowden (Board Member)

A. FINANCIALS: Gita provided the treasure's report, information provided/maintained by HA-KC.

OLD BUISNESS DISCUSSION:

1. A copy of the community wide roster that will be sent out to neighbors with the upcoming dues.
2. Tax filing and insurance are now up to date with the state of Kansas
3. Website is up to date for the Pavilions of Piper, no community roster will be uploaded to the Website due to concerns of the potential for residents getting unwanted e-mails.
4. Mike Earl has been doing the mowing and doing and grounds upkeep of common areas. All attendees agree that he has been doing an excellent job!
5. Vacant lot (#9) across the street is going to be started soon, and the permit on the structure that is there is about to expire (2/28/22).
6. Question about how we find out about when the vacant lots are sold or when construction will be start? HA-KC is going to need to be contacted by purchasers of lots and will be setting up all the HOA dues and registration. We don't have direct knowledge of transactions or purchases prior to the sale. Will coordinate with HA-KC.
7. Questions of the financials about the fountain and cost.
 - a. Explanation of the new fountain installation and work done at the front entrance and total cost.
 - b. Front entrance sign review and reiteration of funds spent for the fountain, rain sensors (to save money on water usage), and sprinkler maintenance and repairs.
 - c. Questions about the color for the front entrance sign and if there was discussion about a color change? Board did not vote to change the color of the sign. We did however, used an upgraded paint (elastomeric) on the stucco and hopefully will last a little longer and keep the stucco in good shape.
 - d. All the new lights at the front have been replaced with LED lights that should last longer and use less electricity.

8. Streetlights in the neighborhood have been replaced. Discussion over how to contact UG and “mark” specific light for replacement if it happens to go out soon.
9. All attendees happy with the new “no dumping sign” at entrance.
10. New paved roads in the community, but the issue of retaining water at the turn-in is still a problem. The road contractor (JM Fahey) attempted to fix the condition but seems to have made it worse. Follow-up with UG again on the current condition has been done and the board was informed that it was under review. Board is tracking.
11. Per conversation with UG representative (Mark Gates) residents are responsible for their own sidewalks. The UG used to be responsible for the streets, curbs, and sidewalks. There was concern raised about the condition of some of the sidewalks. Again, residents are responsible for the sidewalks in front of their property.
12. Question about if we still have outstanding balance on any of our projects? There is still a bill due for the fountain upgrade that will be paid once the final walk through is complete and Marc is happy with the results of all of the work.

NEW BUSINESS:

1. Updated landscaping at the main entrance. Now that the sign, fountain and lighting is cleaned up, the board will be reviewing costs for new landscaping next year to keep our entrance looking good.
2. Question about possible sign for Neighborhood watch? No one has experienced any crime or vandalism in the community. We all agree this is not a problem, but something to investigate to help deter any possible vandalism in the future.
3. On street overnight parking concerns raised again. The board doesn’t believe their role is to be a rule enforcer and create unnecessary tiffs with neighbors. We all read and got a copy of the community “Declaration of Restrictions” when we bought our homes. Please Please Please!!! do not park overnight on the street. Be mindful of your neighbors and respect the fact you live in community with HOA and rules. Suggestion of parking pass to be given out to be within the rules and still have parking overnight. Again, from our HOA “Declaration of Restrictions” there is currently no parking of any vehicle type allowed on the street overnight. A copy of the “Declaration of Restrictions” is uploaded on the HA-KC website under Pavilions of Piper.
4. Resident raised question on how to amend overnight parking restrictions? Another Reiteration and a suggestion towards parking: Possible use of the side streets for overnight parking? It would be nice to have some way to make overnight parking available on special occasions. Process and procedures on how to amend the “Declaration of Restrictions” will be reviewed and discussed at the next board meeting.
5. When walking your pet in public spaces please have your pet on a leash and if your pet is off a leash in your yard, they are properly supervised. Also please pick up your pet’s waste if you are walking them in public spaces or they are not on your property.
6. Board Positions: Marc was nominated and accepted a 2nd term as President. All agree that he has done an amazing job!!!
7. Open position of Secretary to take Justin’s position. There were no volunteers or residents interested in a seat on the board.

8. Concern raised about some of the lawns and amenities (i.e., driveways) to keep well maintained. It was brought to the attention of the group that the HOA is more of an informational committee that brings to the attention of residents what they have agreed upon in the "Declaration of Restrictions" when they bought their homes and that the HOA is not an enforcement body.
9. Residents and homeowners are responsible for the trees out front of their home. Please follow the rules and any changes needed in large landscaping projects (i.e., large tree removal or planting) need to be Submitted to the architectural committee for approval.
10. Storm water and trees in the green space to the north of the Delavan homes is still a concern. In the past there was around \$4k spent to have the overgrown vegetation cleared out. There are currently no talks of spending any additional funds on the green space. The board is looking into getting assistance in this matter from local governmental agencies due to its use (natural water runoff) and location (green space). Members of the board were also informed that The property to the north of the green space was donated to the State of Kansas by the developer/owner and has been designated a wildlife area and is currently being maintained by the State of Kansas.

Final note, please communicate with your neighbors and be friendly, and continue to keep our neighborhood an amazing place to live.

Motion for adjournment
ADJOURNMENT> 7:35pm