

Pavilions of Piper – Home Owners Association

Board of Directors Meeting

February 7th 2022

Minutes of the Board of Directors Meeting of the Pavilions of Piper Home Owners Association, Kansas City ,KS, held at Marc Montoy's house (11802 Delavan Ave) at 6:30pm on the 7th day of February, 2022.

I. CALL TO ORDER

Marc called the meeting to order at 6:30pm.

II. OFFICERS PRESENT

Marc Montoy (President)

Gita Flory (Treasurer)

Eldon McDonald (Board Member)

Roy Snowden (Board Member)

Vacant Position – 1 Needed

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

IV. CURRENT FINANCIAL CONDITION

As of Jan 1st, we start the year with \$14,427.09. In 2021, as discussed at the Annual HoA Meeting in November, the board accomplished quite a few projects, which resulted in quite a bit of cash outflow. We do not anticipate any major projects in 2022, comparable to 2021. It will largely be costs to maintain the common grounds.

We have received approx.. half of the HoA dues for fiscal year 2022. Thank you home owners for getting these in early. We have a current 2022 budget of \$13,110, with an anticipated inflow of \$10,500 (30 x \$350). This will result in a deficit, but we anticipate that 2 new homes will be built and occupied in 2022, making up this deficit.

Even after choosing a bid for lesser grounds maintenance, then we did in 2021, it is very likely that we will have to raise HoA Dues in 2023, to meet increase in costs. Our 3 largest items are: (1) Grounds Maintenance \$6,990 (2) Utilities \$3,200 and Administration (KCHA) of \$1,800, those 3 make up 91% of the budgeted items.

The only item that was added to the proposed 2022 budget was \$350 for additional landscaping for our newly manicured entrance area. Marc and Roy are hoping to recruit a few people who can advise on low maintenance, nice looking plants to improve the look of the entrance. Again, when it warms up a bit, this will be done. Roy made the motion to add the costs to the budget. Seconded by Marc. Motion Carried.

2022 Budget was approved by all in attendance.

V. OLD BUSINESS

We discussed the flagging/marking of the entrance, by the company that did our road work, to correct the drainage issue at the front. We are hoping that they will fulfill this promise they made to address the situation.

VI. NEW BUSINESS

We currently have a need for Secretary, as Justin Wilson, fulfilled his obligation on the board and did not want to volunteer again. Thanks again Justin! Marc Montoy motioned that Roy Snowden should be the new Secretary. Eldon seconded that motion. Motion Carried.

New posts have been placed down the dirt/grass road at the end of the dead end (that goes back behind the creek and the houses). We had some kids taking their trucks back there doing "mudding" and who knows what else. Mike Earl placed some barrier stakes so that only an ATV or mower could get through. Thanks Mike! Marc will also post a Private Property sign there.

Marc volunteered (when it warms up) to put some concrete small pillars to attach the new lights to for the front sign. Currently they are just setting there on the ground. And we don't want them to "walk off". Thanks Marc!

We currently have a need for 1 additional Board Member. Eldon will be talking to some of the neighbors and Roy will send out a communication to the neighbors stating the need, in hopes we get a response. This is a 2 year term position. We need 1 more person to complete a necessary 5 member board. Someone who cares about our neighborhood and who can give us valuable input and ideas. If you are interested, please contact Eldon McDonald.

VII. NEXT BOARD MEETING

The next board meeting will be **Monday, March 21st @ 6:30pm**. Marc Montoy's house.

Marc made a motion to adjourn the meeting at 7:30pm. Seconded by Roy Snowden. Motion Carried.