

Pavilions of Piper – Home Owners Association

Board of Directors Meeting

June 6th 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 6:00pm on the 6th day of June, 2022.

I. CALL TO ORDER

Marc called the meeting to order at 6:05pm.

II. OFFICERS PRESENT

Eldon McDonald (Board Member)

Gita Flory (Board Member & Treasurer)

Marc Montoy (Board Member & President)

Mike Dolan (Board Member)

Roy Snowden (Board Member & Secretary)

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING from previous meeting

IV. CURRENT FINANCIAL CONDITION

As of May 31st, our financial position is \$18,068.67.

As of May 31st, we have 1 resident that has not paid their dues, with a balance of \$350.

V. OLD/CURRENT BUSINESS

Front Entrance Roadwork - Drainage Correction

Marc has verified with the County that we are still on the schedule to get our entrance area regraded and sloped properly. At this time we do not know exactly when...but we are still on their radar.

Front Entrance - Light Pillars

Marc is planning on putting small 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!

Front Entrance - Landscape Enhancements

Roy will be working with Mike Earl to come up with a game plan to add some enhancements to the front entrance landscaping, primarily focusing on the left side. Roy met with a few neighbors to get their input on bushes, flowers, rock, ideas, etc....and to get some more ideas.

New Home Development

11807 Delavan [Lot 9] and 3100 W 118th [Lot 13]. Some of the required paperwork has been turned in, but not everything. Gita and the Architecture Review team continue to monitor and work with the developer to finish gathering paint and landscaping plans for each.

Creek Erosion Control

Marc continues to investigate and work with various groups to better understand, who's responsibility the creek erosion issue is. His hope is that the State will take care of this issue. An email from Doug Luther (Home Assoc. of Kansas City) stated: *According to the Wyandotte County GIS system, the area immediately behind the homes on Delavan is owned by the HOA. HOA ownership extends anywhere from 50-100 feet or so beyond the homeowner's rear property line. Beyond that, the large piece of land North of the homes on the N. side of Delavan belongs to an organization called Kansas Land Conservation, Inc. I show a mailing address of PO Box*

4167, Olathe, KS 66063. A quick search on the Secretary of State's website show that Kansas Land Conservation is run by Greg Prieb. He's a developer.

There's also another organization called Midwest Mitigation Oversight Association that Marc will be contacting to possible help with the issue also in dealing with the State. The director of that organization is Mark Greenway.

Slow Down Signs

It was brought up in the last meeting by Eldon to ask the County to install Slow Down – Children Playing type signage. Marc thought this might not be the right strategy, so he is investigating just purchasing some signs for neighbors with this concern. The County charges for placing signage like this, so we think Plan B is a cheaper, quicker and a better plan, if we just purchase some signs on our own.

VI. NEW BUSINESS

Front Entrance – Fountains and Sprinkler Water

Water will be turned on soon for both the entrance sprinklers and the rock fountains. Marc is working with Nature's Way (installer of rock fountains) to add a timer for the rock fountains. This will help with ever increasing utility costs.

HoA Dues 2023

We started talking about HoA Dues increase for next year. As we are all aware, overall costs continue to rise. By the next meeting we will need to make a decision to prepare for our annual face-to-face HoA fall meeting.

HoA Late Fees

We also started discussing adding a late fee starting in 2023, to neighbors who do not pay their HoA Dues on time, which is typically the end of April each year.

VII. NEXT BOARD MEETING

The next board meeting will be **Monday, Sept 12th @ 6:00pm**. Marc Montoy's house.

Marc made a motion to adjourn the meeting at 7:00pm. Seconded by Roy Snowden. Motion Carried.