



# October Minutes

## October 26, 2021

### Attendance

Call to order via Zoom from President Gary Legate at 4:03 pm

Beth Foraker, Ken Royster, Gary Legate, and Alejandro Oyarzabal were present.

### Old Business

1. The 2021 annual meeting minutes were approved -- Appendix I
2. 2021 budget
  - a. Major 2021 expenses included pool repair and grinder pump replacement at the pool. Pool parking lot was also repaired.
  - b. There will be no halloween party this year so the 500 budgeted will go back to the account
3. Speed enforcement on Georgian
  - a. Still open to ideas on how to address the issue. Otherwise we will have to call LSPD.
4. File annual report to Secretary of State
5. Pool phone shutoff
6. Lawsuit update
  - a. Gary is still working on this item

### New Business

1. Board Roles
  - a. All positions are open
  - b. Gary agreed to serve as President
  - c. Gary proposed that Angela serve as Vice President
  - d. Beth will serve as Treasurer and Ken as Vice President
  - e. Alejandro agreed to serve as Secretary
2. 2022 Board meeting schedule -- Appendix II
  - a. Gary submitted a set of meeting dates and asked the board to review and follow up if there are conflicts
3. Homeowner statements
  - a. Gary and Beth will work on statements this weekend
4. Pool

- a. Per Jackson County Health Department (not city of Lees Summit) we need a phone line to the pool. Although Comcast does offer internet and phone to the pool, they were unable to confirm whether the service was available until after the 2022 budget was completed.
  - b. If we can get internet at the pool via Charter, we should offer internet to members at the pool
  - c. We need to explore options alternatives to the card entry mechanism, which is currently phone line dependent.
  - d. Gary reported that we should anticipate the following expense:
    - i. Update pool lock system (6-8k)
    - ii. Replace some of the chairs at the pool
    - iii. Replacing two additional pumps (1500 each). One was replaced this last year.
    - iv. New pool cover
    - v. Consider wifi and security cameras for the pool area (pending internet access)
5. Common Grounds
- a. In 2021 we paid almost 2600 for mowing, fertilizer, and insect control
  - b. Our current vendor has not opted to continue the contract. We are open to new bids from vendors to cover mowing of common grounds (plus additional lot).
  - c. Reach out to Gary if you know vendors that may be interested in submitting a bid
6. 2022 budget
- a. Costs and Surplus
    - i. Before 2021, anticipating high pool maintenance costs, the HOA agreed to increase their fees to cover the costs. Expenses were within budget, leaving us with extra money we can reinvest in the community
    - ii. Gary proposed inviting food trucks during the summer to host neighborhood parties -- which would be open to anyone in the neighborhood
  - b. Technology
    - i. Alejandro explained that if the HOA is a 501c3 non profit they become eligible for discounted (and free) software. He offered to help the HOA update their software and make the most of their 501c3 status.
7. Directory and Website
- a. Gary will connect Alejandro with the Directory and Web teams to see if we can streamline the process with technology

## **Adjournment**

5:10 pm

## **Appendix I**

2021 Annual Meeting Minutes

<https://docs.google.com/document/d/1fm6gkDJegbVgy2Mv8uc32Rz3IqEX076p/edit?usp=sharing&oid=110150989848571416325&rtpof=true&sd=true>

## **Appendix II**

2022 Board Meeting Schedule -- Proposed

<https://docs.google.com/document/d/16bdvcsIRrTa10nj6y-pRWNzIGxvJww3d/edit?usp=sharing&oid=110150989848571416325&rtpof=true&sd=true>