



Board Meeting Minutes

July 14, 2026

Call to Order: 6:03pm

Board members present: Dennis Hensen, Chris Ngar, Amy Van Dyck, Tami Buettgenbach, Candice Schroeder

Guest: Grant Foster

Mr. Foster stated he was recording the conversation

1. Concerns brought to the Board:
 - a. How are the rules in the By-laws implemented consistently throughout the neighborhood?
 - b. Where and how are they reported?
 - c. Wording in the By-Laws is not clear, example "What does excessive mean?"
 - d. Where in the By-Laws does it back what is in the letter he received
 - e. What time can trash cans be put out and what time do they need to be put away? Current By-Laws state evening prior to trash pick-up to put cans out and evening of trash pick-up to have cans put away.
 - f. Letter states "going forward all violation will receive a fine and possible loss of pool privileges" does this mean violations not related to his trash cans?
 - g. Would like to have the By-Laws spell out number of violations
2. Dennis suggested he could build a closure next to his house to store the garbage cans so they do not stink up the house. Closure structure would require ARC approval.
3. Board informed Mr. Foster they would review his concerns and suggest he bring proposed language for the By-Laws to the Annual HOA meeting.

Minutes: The minutes from the June meeting were approved. (Motion to approve - Chris, 2nd Amy)

Old Business

1. Chris has reached out to James regarding use of the school for the Annual HOA meeting to be held in September.

New Business

4. Treasurer's Report:
 - a. Reviewed June budget report (Motion to approve – Amy, 2nd Tami)
 - b. Currently under budget
 - c. Richard Montgomery has been doing work on the irrigation system. Currently owe him \$552.
 - d. Central Bank sent Lee's Summit Water payment twice, Dennis will get with the bank regarding this issue.

- e. Pool bill was paid twice for June, Dennis will work with pool company this month to get that fixed.
 - f. Dennis will have DRAFT Treasury report ready to present at Aug HOA Board Meeting.
 - g. Jacob the American Family Agent has retired, we will need a new Agent before we need to renew our policy.
5. Board Vacancies:
- a. Chris Ngar, Dennis Hensen and Tami Buettgenbach will be at the end of their 2-year term this year, all three will re-run. Will add to SCOOP looking for volunteers to run for the HOA Board this next year.
6. ARC
- a. Tabled items till Aug meeting
7. Pool maintenance
- a. Pool will be open through Sept this year, at end of season will obtain a report from Lisa to see what kind of traffic the pool received with the extended days. Cost for extended pool maintenance will run \$1850
 - b. Saw cracks and area by tile (Capstone) will need to be caulked. Dennis will get 3 bids
 - c. First aid kit at the pool is in poor shape, items with expiration dates are no longer good. Tami will order new kit and kit will be mounted on the wall by the emergency phone instead of putting it in the women's restroom.
 - d. Covers on the metal rails need replaced, Chris will order them
 - e. Dennis brought to the board the possibility of heating the pool so it can open in April. He will get a quote that can be presented to the board. Also need estimate on increase electric usage.
8. Ground Committee
- a. Richard Montgomery still has to work on the system as Zone 1 keeps turning on and he needs to replace 4 heads and several valves. Currently do not have cost for those repairs
9. Schedule Summer Pool Party-
- a. Pool party will be held on Aug 9, 2026,
 - 1. El Sazon will provide tacos (200 tacos, chip, bean, rice) for \$802
 - 2. Chairs and table will be rented Blue Springs Rental for \$300
 - 3. Ice cream from Howdy's will run \$700

Tabled Business

Review of Bi-Laws

Adjournment: 8:50pm

Next Meeting: Aug 11, 2026, 6:00 pm @ Chris's house