

WINDHAM PARK HOMEOWNERS' ASSOCIATION
Board of Directors Meeting Minutes
June 12, 2006

Present: George Gilbertson, Jim Baird, Chris Bradford, Mary Herman Doughty, Lee Hasty, Jim Riehl, Jeff Welch, Bob Zappulla, and Greg Marsden of Curry Management

Meeting called to order by George Gilbertson at 7:05 at Welch residence.

SECRETARY'S REPORT:

The minutes of the May 8, 2006 meeting were approved.

CORRESPONDENCE

There was no correspondence.

PRESIDENT'S REPORT:

George received one phone call from a homeowner concerned that a neighbor had what appeared to be a rabbit hutch in their yard. George asked the homeowner to send him a picture, but has not yet received one. George passed around zoning notices from the city.

TREASURER'S REPORT:

Jim Riehl had a couple of questions on the delinquency report, Greg will get back to him. Jim received a phone call from a homeowner on the delinquency list, and they have agreed to a payment schedule for the amount owed. Once payment in full has been made, the lien will be removed. After multiple attempts to collect the remaining balance have failed, Curry will file a lien on the delinquent homeowner who still owes the \$25.00 late fee.

COMMITTEE REPORTS:

1. Grounds and Streets. Chris Bradford gave Jeff Welch some pictures he took of some landscape areas that need attention. A few of the pictures are of the main entrance, where the city performed the work. Jeff said this is still under warranty, and he will call the contractor to make repairs.
2. Lee needs only one more volunteer to help with umbrellas – the week of September 2-10. She asked Greg to get two more tables. This was supposed to have been done during the off-season and apparently that information didn't get passed along to Greg. We threw out two tables last fall and these two will be replacements for them.

Some minor concrete problems with the pool deck and the steep drop from the deck to the coping in the baby pool will be addressed at the same time we take care of the

parking lot curb. The columns of the cabana need to be repaired or replaced and we will take care of that after we've done more research. Again, this was supposed to have been taken care of during the winter, but that information wasn't passed along to Greg.

There are some cracks in the coating in the baby pool. Lee has asked Greg to check into this as we had a 25-year warranty when we had it resurfaced.

The city pool inspector happened to be at the pool the day before it opened when Lee was there. She was telling the fellow with our new pool maintenance company that the yellowing in the baby pool has been a problem in the past. The city inspector said that there have been numerous Overland Park pools that have had the same problem in the past year or two.

Greg passed around a proposal for repairing the pool parking lot. He will check with the city to ascertain what areas they are responsible for, before going ahead.

There is one session for swimming lessons scheduled at the pool for the week of July 10 - 20th.

Options for providing shade at the pool were discussed at length. It was decided that Lee will work together with Greg, get a couple of bids and drawings, and present them to the board at the next meeting.

The gate lock mechanism at the pool is not working properly, Greg will get it fixed.

3. Architectural Review – Jeff passed around an application, complete with architectural rendering, for the addition of a 4 season porch. The application was approved, although the homeowner will have to send out a “neighborhood awareness” form. An application for new windows was approved. .
4. Social/Safety/Community Relations – Jim Baird reported the garage sale was fairly successful, but recommends that next time it should be advertised as lasting for two days only. The banners say Friday & Saturday, but the sale was advertised for Thursday as well.

The web site is up and running. The link is www.windhampark.org. Any questions or problems with the web site, please email your suggestions to info@windhampark.org. We would like to put a picture of the main entrance on the website, so if anyone has a good one, please email to Jim Baird.

5. Communications/Newsletter – No report, Kristen was not present. She needs articles for the newsletter by June 20th.

MANAGEMENT COMPANY: No report.

Old Business:

- A. Modifications to Legal Documents: No activity. The board members will hold a separate meeting to discuss these items.

New Business:

- A. Association Directory. There have been quite a few comments on the directory. The new directory was printed with several errors. This is done at no cost the home association, however the printer has agreed to re-print again at no cost to the association this fall. Information contained in the previous (2004-2005) directory will be carried over to the new directory. Homeowners will have a change to update/alter this information by submitting updated information to Curry in the coming months. At least two board members will proof read the directory before it gets distributed.
- B. Pool Sign. Jim Riehl asked Curry to provide a plastic, laminated sign at the pool listing a non-emergency police contact number.
- C. Fountain Soaping. Lee Hasty and Bob Zapulla have volunteered to apply de-foamer to the fountains, as they have been getting "soaped" on a regular basis. Curry will provide the de-foamer. Jim Riehl suggested that if the fountains were automatically shut off at 10:00 pm, the kids might leave them alone.

The meeting was adjourned at 8:20 p.m. The next meeting will be held on July 10 at Jim Riehl's house (9412 W. 129th St.).

Respectfully submitted,
Mary Herman Doughty

June 14, 2006