

WINDHAM PARK HOMEOWNERS' ASSOCIATION  
Board of Directors Meeting Minutes  
March 12, 2007

Present: George Gilbertson, Jim Baird Chris Bradford, Lee Hasty, Kristin Johnson, Jeff Welch, Bob Zappulla, and Greg Marsden of Curry Management

Meeting called to order by President Gilbertson at 6:10 at the Bradford residence.

**SECRETARY'S REPORT:**

No report. There was no correspondence.

**PRESIDENT'S REPORT:**

George received two communications over the past month. The first was from a resident's concern regarding homes being leased on short-term basis as "executive transfer" homes. George inquired with Curry Management, and it appears there may be up to six homes in the neighborhood that may currently be rental properties, of which it is unknown how many may be short-term rentals. George suggested we consider whether any proposed restrictions on short-term leases may be necessary in the neighborhood covenants as they are revised.

The second communication received was from Greg Marsden of Curry Management, and was an e-mail with information regarding a proposed neighborhood web site from the company "eNeighborhood." Jim Baird will look into the offering and will make a recommendation to the board at the next meeting whether to pursue a web site replacement.

**TREASURER'S REPORT:**

Jim Riehl was not present at the meeting. Greg Marsden presented the latest delinquency report. At the time of the meeting there are seven residents that have not paid their annual dues and late fees, and three residents that paid their dues late but did not pay the late fees. Jim Reihl will attempt to contact the residents to follow up on the registered letters that were sent out in February. Those that do not pay in full will have liens filed on their properties.

**COMMITTEE REPORTS:**

**1. GROUNDS AND STREETS**

The pool parking lot needs to have gravel and debris removed, which was a result of winter freeze/thaw erosion of the concrete.

**2. POOL REPORT**

The cabana will be painted by April 1<sup>st</sup>. The new shade structure has been delivered and assembly has started. It will be green and tan, and placed in the northwest corner.

### **3. ARCHITECTURAL REVIEW**

Bob Zappulla had one roof request, which was approved. Jeff Welch received an application for construction of a sun room. Additional information regarding the construction materials to be used is needed before the application can be approved.

### **4. SOCIAL/SAFETY/COMMUNITY RELATIONS**

Jim Baird attempted to contact a homeowners' association member for Lancaster in order to coordinate the Spring garage sale, but has not received a response. Greg Marsden provided contact information for another board member, which Jim will attempt to reach. Should that fail, the Windham Park neighborhood garage sale will be scheduled for May 4<sup>th</sup> and 5<sup>th</sup>.

Lee Hasty provided information regarding a park and stream clean up weekend that is sponsored by Overland Park. If a volunteer coordinator can be found to organize the event, an article will be placed in the next newsletter.

### **5. COMMUNICATIONS/NEWSLETTER**

Articles for the next newsletter must be submitted by the 20<sup>th</sup> of the month.

#### **Management Company Report – Greg Marsden**

Greg Marsden reported that a letter had been received from Deffenbaugh Disposal service, the trash removal contractor for the neighborhood. The letter indicated a rate increase. The board approved the increase.

#### **Old Business:**

Modifications to the Governing Documents – No actions reported for the month.  
Directory review – A draft copy is expected soon from the publisher.

#### **New Business:**

None.

The meeting was adjourned at 7:15 p.m. The next meeting will be held on April 9, 2007, at Mary Herman Doughty's home.

Respectfully submitted,  
Jim Baird

March 12, 2007