

WINDHAM PARK HOMEOWNERS' ASSOCIATION
Board of Directors Meeting Minutes
April 14, 2008

Present: Jim Baird, Chris Bradford, Mary Herman Doughty, Lee Hasty, Kristen Johnson, Al Moser, Jim Riehl, Jeff Welch, and Jason Burgess of Curry Management

The regularly scheduled HOA meeting was called to order By Jim Baird at 7:03

SECRETARY'S REPORT:

- A. The minutes of the March 2008 meeting were approved.
- B. Correspondence: There was no correspondence.

PRESIDENT'S REPORT:

As submitted via email prior to the meeting.

March was relatively uneventful, and April is starting that way as well. Since the last board meeting two e-mails were received via the info@windhampark.org mailbox, the first from Overland Park regarding the city's postponement of the park/stream cleanup (forwarded to Al Moser) and the second was a question relating to roofing materials (Jeff Welch responded to the query).

The neighborhood's web site access report follows (April info is as of 4/14):

Updated Daily	Apr 2008	Mar 2008	Feb 2008	Jan 2008	Dec 2007	Nov 2007
Entire Site	371	548	233	557	543	393
Home Page	124	174	121	183	186	110
Community Calendar	34	48	3	23	28	20
Discussion Area	11	46	2	14	10	29
Newsletter	11	20	14	23	36	22

Jim mentioned he will be renewing contract for the existing website.

TREASURER'S REPORT:

As submitted via email prior to the meeting.

Treasurer's report:

1. We have \$124K in reserve fund, whatever we spend on the parking lot will reduce the reserve fund incrementally. To pay for this we have \$29K in a reserve money market fund, we will wait until the parking lot work is completed and the pool is opened (just in case), pay for those services then migrate the remaining funds to a CD.
2. We have \$109K in a money market operating account, I would like to propose we migrate some of those funds to CD's to earn greater interest. Those CD's would mature in 3 and 6 month increments to support normal expenses. The plan would be to \$40K in a 3 month for 3.14% CD at Cornerstone, which keeps us under the \$100k limit and \$20K in a 6 month CD at 3.05%.
3. Delinquencies- The only outstanding amount (\$321.) owed is from 2007, comprised of yearly dues and legal/lien fees. All others have paid.

COMMITTEE REPORTS:

1. GROUNDS AND STREETS.

Chris Bradford and Jason Burgess will meet this week with paving contractors to review the bids for the pool parking lot repair.

The two bids for repairing the tile at the main entrance were discussed. One was to replace 5 feet of damaged tile for \$250.00, the other was to remove and replace the entire tiled area for \$1,050.00. It was moved and seconded to have the entire area replaced. The motion was approved by the board.

Jason Burgess will have Curry clean and try to remove the discolored area of stone at the Terrace Place fountain.

Jeff Welch of Landworks presented a proposal to re-grade and re-sod the areas at the front entrance damaged during previous construction. It was moved and seconded to approve the work at approximately \$300.00. The motion was approved.

2. POOL REPORT

When I asked for input from the residents last year regarding swimming lessons offered by Jeff Kelly there were two responses and both indicated the lesson offering was not of benefit to the community. As we are required to do the advertising for him (putting notices in the newsletter and on the bulletin board), I am not planning on doing it this year.

Last year residents asked if we could cut back the tree limbs overhanging the southeast corner of the pool area. Birds were perching in the overhanging branches and their droppings are making

a mess on the pool deck and the furniture. I will ask Jeff to trim back the branches when the time is right to do pruning and when his crew is in the area doing other work.

I recommend we make no changes to the Pool Rules, the Guidelines for Pool Rules Infractions or the Pool Agreement. The Guidelines for Infractions and Pool Rules are posted on the web site. I will ask Jim post the Pool Agreement since it is not posted.

In May's newsletter I will ask for volunteers to roll down the umbrellas again this year. As in the past, if there are weeks there are no volunteers I will take them down for that period of time.

As far as pool key replacement cost, I am recommending \$10. Fees in the past have been \$5, \$10 and \$25. I think the \$10 fee is not exorbitant, but is enough that will make it an encouragement for homeowners to make a point of not losing their key.

We have new pool keys this year and all residents must sign a pool agreement in order to get one. A copy of the pool rules and the pool agreement will be included with the May newsletter. Also a notice will be put in the newsletter regarding the pool key hand-out date, May 17th from 10-2, at the pool parking lot, rain or shine. I would like to have volunteers from the Board help me that day so there are two of us there all the time. Jason will give me a list of all the residents so I can keep track of who has keys and he will also give me a list of either who has or has not sent in a ballot for the Restrictions Amendment so I can ask them to turn in a ballot if they have not already done so. I will have copies of pool agreements and ballots on hand. Anyone who does not pick up a key on May 17th can call me to set up a time to pick it up at my home. I will keep a supply of keys during the pool season.

At the meeting the contract for Overland Park Pools was signed by Jim Baird.

3. ARCHITECTURAL REVIEW

Jeff Welch had one request for paint, which was approved.

4. SOCIAL/SAFETY/COMMUNITY RELATIONS .

Park/Creek cleanup was cancelled due to cold weather. The new date is May 10th.

5. COMMUNICATIONS/NEWSLETTER

Kristen Johnson said the next newsletter is the May/June issue, and articles are due by April 21st.

Old Business:

Modifications to By-Laws and Restrictions – After a brief review of the changes, it was moved and seconded to approve the amendments to the By-Laws. The motion was approved by the Board, and the document was executed by the Secretary and the President.

New Business:

- A. Jason Burgess distributed copies of construction standards and an architectural request form from other Architectural Control Committees managed by Curry, for the Board's information. It was agreed that Jason would adapt the ACC form for use by Windham Park, which will then be posted on the website.

The meeting was adjourned at 7:55 p.m. The next meeting will be held on May 12 at Jim Riehl's home, 9412 W. 129th St.

Respectfully submitted,

Mary Herman Doughty
April 15, 2008