

WINDHAM PARK HOMEOWNERS' ASSOCIATION
Board of Directors Meeting Minutes
September 10, 2007

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

Meeting called to order by Jim Baird at 7:10 at Bob Zappulla's residence.

A homeowner briefly attended the meeting. He was concerned that another homeowner had built 2 retaining walls in his side yard, one approximately 4' high x 20' long, and the other 3' high x 20' long. The homeowner had gotten approval from the ACC for the walls. He feels these "landscape structures" are unsightly, due to poor construction. As there is no provision for landscape structures of this type in the association's restrictions, he wanted to ask the board to consider addressing this topic, as the restrictions are currently being revised. The homeowner wasn't asking the board to address the retaining walls but instead look into modifying the association's restrictions to prevent future issues of this type. The board looked at the walls, and concluded there was currently nothing in the restrictions that would prohibit them

SECRETARY'S REPORT:

- A. The minutes of the August 2007 meeting were approved.
- B. Correspondence – None.

PRESIDENT'S REPORT:

Jim Baird reported the first "Good Neighbor" award went to Katie Scheibel, for all her help in organizing the neighborhood activities for the children; the hay ride, parades, etc. If anyone wishes to nominate someone, please contact a board member.

TREASURER'S REPORT:

- A. Jim Riehl said he had not gotten the financial report yet, Jason Burgess said they should be sent out this week. Jim reported the Curry accountant requested we move a CD that is maturing from the First National Bank, to Cornerstone Bank. Jim wants it kept at First National, and to renew it for one year. Also, Curry has to have the bank signature cards changed, to remove George Gilbertson and add Jim Baird.
- B. There are still 3 people on the delinquent list.

COMMITTEE REPORTS:

1. GROUNDS AND STREETS. (as submitted via email by Chris Bradford)

- Trees: Numerous homeowners' tree limbs are hanging so low one has to duck under them to walk on sidewalk. Also, limbs hanging too low over street.
- Fountain Pump: On or before the night of Sept 7th, Friday night, the Terrace Place Fountain has a damaged/broken pipe. The result is that the fountain pipe on top of the pump has a leak

thereby sprouting water in many directions. According to Jason of Curry, the cause was a rupture in the spout pipe at the connection point. Appeared to be corrosion but since they are new we are in question of this determination. Jason will re-address this with maintenance people and talk about the idea of quick-connect piping so we can remove and store the pumps for the winter.

- Fence Parts: There are several fence parts floating in the same Terrace Place fountain pool. There are several of the same parts residing on the side of the stone fountain wall over to the left side. I'd say about 20 pcs in all. The board decided not to have these re-installed.
- Fountain Soaping: Main Entrance fountain soaped on Friday night, September, 7th and again on Sunday night, September, 9th. Both were treated by Lee Hasty.
- Dormant Grass Area: On Wednesday, September 5th, I reported to Jeff Welch the island area in front of the Bridgestone Monument has a large dormant grass area where there is no water being shed on the grass. Jeff has reported he has fixed sprinkler issues.
- Flowers Dying: Friday Aug. 31st and again on Wednesday, September 5th, I reported to Jeff there has been no sign of any water hitting the flowers in front of the Park Place Monument. Jeff has reported he has fixed sprinkler issues.
- Sprinkler Heads: On Friday, August 3rd, Lee Hasty reported a sprinkler head lying on the ground at the South side of the Terrace Place entrance. On Tuesday, Aug 7th I reported to Jeff that a couple of heads were watering the street of Antioch. Jeff has reported he has fixed sprinkler issues.
- Major Water Leak: On Monday, July 23rd, Jeff Welch reported water leak of unknown cause. End result was found to be irrigation system leak in main pipe. Near and behind the pool house but inside the fenced area. This issue was fixed by Landworks sometime around first week of August.
- Trees: Jeff Welch had the Tree Doctor assess and propose treatment of several trees. On Friday, August 24th, Jeff and I agreed to authorize treatment as recommended by the Tree Doctor.

This treatment includes:

- *Fertilizing all the Pines (Tree Doctor says have to wait until October)
- *Treating the Pin Oaks for Iron Chlorosis in September.
- *Treating the Pines and Crabapples for Fungus. (have to wait do this next spring).

2. POOL REPORT (as submitted via email by Lee Hasty)

The last day the pool will be open is Sunday, September 16. I will take a look around the pool area the following week to check and see if there are any apparent repairs or work to be done before the pool opens next year. I will inventory the pool furniture. I'll also bring home the lost and found box and will put a notice in the newsletter that I will hold items until the end of September, then donate or discard whatever has not been claimed.

There is some rusting at one of the joints of the metal supports near the top of the shade structure. I called the manufacturer about this. They suggest we sand the area then paint on a product such as Kilz to seal it. They are sending me some touch-up paint, no charge, that can be painted over the Kilz. I will get the touch-up paint to Jason as soon as it arrives and ask that Curry apply the Kilz and touch-up paint this fall so it will prevent further rusting.

A mother's brunch was held at the pool a couple of weeks ago and I asked one of the mothers in attendance to check with the ladies at the brunch to see if they had any comments or suggestions about the pool. One comment was that they loved the shade structure. There was some good feedback and we will address the issues next year. It was suggested that we put a "cage" over the clock. It was also suggested that we trim back the trees in the Southeast corner, the birds that sit in the branches that overhang are "soiling" the furniture and the pool deck. There was also concern about the teenagers at the pool being a nuisance.

At the meeting, it was decided the pool would be closed tomorrow (September 11), due to upcoming colder weather. This will save \$100/day in maintenance fees.

The option of switching to a salt water chlorination system vs. chlorine at the pool was discussed. Jason Burgess should have a bid for this at the next meeting. Jason recommends changing to this type of system for the pool, based on his experience with associations who have installed it.

Alternative pool gate access options were discussed. It was agreed we will continue to use a standard key, primarily due to costs.

3. ARCHITECTURAL REVIEW

Bob Zapulla and Jeff Welch had numerous applications for painting, decks, roofs, and a sun porch. One homeowner wishes to remove many windows from the back wall of the house and install siding and new windows. The board decided that if the neighborhood awareness form was filled out and submitted properly, it would be up the discretion of the ACC to approve the request.

4. SOCIAL/SAFETY/COMMUNITY RELATIONS

Jim Baird will advertise the garage sale, scheduled for Sept. 28-29, in the KC Star and the Sun newspapers. Katie Scheibel will arrange for the winter hay rack ride on December 2nd. Lee Hasty moved to appropriate \$1200 for the cost, Mary Herman Doughty seconded. The request for funds was approved. The cost will be \$5.00 per resident household. The money collected by Katie will be donated to a charity/fund of her choice.

5. COMMUNICATIONS/NEWSLETTER

As the newsletter will now be published bi-monthly, articles for the next issue, November/December, must be submitted by October 15th.

Management Company Report:

Jason Burgess said a section of pipe at the Terrace Place fountain was replaced with pvc pipe. The pipe was corroded, due to the chlorine in the water. Jason will explore options for removing and storing the motors and pumps during the winter, to discourage vandalism and theft. Jason will also check into options for removing and replacing the broken tiles at the main entrance. This work will be done in the spring.

Old Business:

- A. Jim Baird, Lee Hasty, and Mary Herman Doughty met last week and worked on a first draft of the modifications. Jim handed out hard copies of the revisions to the by-laws and declarations to the board members, to take home and look over carefully. He asked for input within a weeks' time.

New Business:

- A. Board Compensation Alternatives. Several options for compensation for members of the board (current and future) were discussed. A reduction in yearly dues is a possibility. This item will be put on the agenda for the January 2008 annual meeting.
- B. 2008 Budget Discussion. Jason Burgess will have a draft of the 2008 budget ready soon, and Jim Baird and Jim Riehl will meet with him by the end of September to review it. The Annual budget meeting for all homeowners will be held on October 17 at 7pm at the local HyVee.

The meeting was adjourned at 9:15. The next meeting will be held on October 8th at Kristen Johnson's house.

Respectfully submitted,
Mary Herman Doughty
September 12, 2007