

WINDHAM PARK HOMEOWNERS' ASSOCIATION
Board of Directors Meeting Minutes
October 8, 2007

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

Meeting was called to order by Jim Baird at 7:05 at Kristen Johnson's residence.

SECRETARY'S REPORT:

- A. Jim Riehl moved to approve the minutes of the September 2007 meeting that were originally submitted and approved via email. Lee Hasty seconded; the minutes were approved.
- B. Jim Baird passed around notifications he received from the city of Overland Park. He also mentioned he received a few communications from residents regarding vehicles in the streets, wheel barrows and mulch left out in driveways, etc.

PRESIDENT'S REPORT:

Jim Baird has received a nomination for the "Good Neighbor" award. The winner will be published in the upcoming newsletter. If anyone wishes to nominate someone, please contact a board member.

TREASURER'S REPORT:

- A. Jim Riehl and Jim Baird reviewed the upcoming 2008 operating budget prior to the meeting. The fee for trash pickup is expected to increase by 18% next year. The budget will be submitted to the homeowners at the October 17th meeting to be held at HyVee. Anyone wishing to provide input on the budget is encouraged to attend. Jim Riehl mentioned that the association is currently earning approximately \$10,000 in interest.
- B. There are currently 2 homeowners on the delinquent list.

COMMITTEE REPORTS:

1. GROUNDS AND STREETS.

Chris Bradford met with a representative of Landworks to look at the defective sprinkler at the main entrance, which is still not working properly. Apparently there is some defective wiring in one of the zones, thought to be caused by the recent construction in this area. Chris will follow up with Jeff. The fountain at Terrace Place was also not squirting properly, and has been fixed.

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

"After the pool closed I took a look around the area and inventoried the furniture. All furniture was accounted for. However, we will be ordering a table next spring to replace the one that was damaged this year. I brought home the lost and found box and will hold on to its contents until the end of October. Anything that isn't claimed by that date will be discarded. I noted that several of the columns

are cracking again at their vertical seams. We will ask Mr. Kim, who painted the cabana and did some repair work this spring to take a look at them and repair them. This has been an ongoing problem. The bulletin board was vandalized and we will replace that next spring. Also, one of the skimmer basket covers is cracked and that will be replaced.

I have received the touch-up paint for the shade structure poles. I have left it in the pump room so touch-ups can be made on the rusted joint next spring.

Jason will set the timer for the cabana lights so the area will be illuminated at night during the winter.

I contacted the company that takes care of the soft drink vending machine, Northland Vending, (816) 842-9402, and they will winterize the machine. The gentleman commented that they may discontinue maintaining pool vending machines, but if they do they will contact me. He also commented that if he does continue maintaining it he may replace it with a nicer machine next year as we sell such a high volume at our pool.”

Jason Burgess distributed an estimate (\$3,299.86) from Endless Summer Spas for converting the pool to a salt water chlorination system. He will try to get another bid in time to discuss the item further at the next meeting.

3. ARCHITECTURAL REVIEW

Jeff Welch reported prior to the meeting that he had no requests this month. Bob Zapulla had a few requests for painting, and a new roof, which were approved.

4. SOCIAL/SAFETY/COMMUNITY RELATIONS

Jim Baird said the garage sale was held and fairly well attended. The park/stream clean up was held on October 6th and was attended by approximately 30 people.

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:

No report.

Old Business:

- A. Modifications to By-Laws and Restrictions - Lee Hasty reported briefly on the progress of the work being done on modifying the governing documents. She and Mary and Jim Baird have met twice, and plan to meet one more time in the next month. Chris Bradford submitted his input pertaining to outdoor structures. The documents contain many instances of repeated items, which will be consolidated in the final version. It is the plan to have the documents ready for review by the attorney by years' end.
- B. Board Compensation - Several options for compensation for members of the board (current and future) were discussed. This item will be put on the agenda for voting at the January 2008 annual meeting. One option being discussed is to waive \$150.00 of the annual fee for board

members who attend a minimum of 8 meetings per year. If anyone is interested in volunteering for the board, or voting on this issue, they should attend the annual meeting.

New Business:

- A. Pool Telephone Options – Jason Burgess said the pay phone at the pool cannot be shut down over the winter. It costs over \$1,000 a year for this phone service at the pool. The board agreed to have the pay phone removed, and replace it with a regular phone, for approximately half the yearly cost. Jason will investigate options for different types of phones.
- B. Trash Cutoff for Delinquencies – The Board is seriously considering terminating trash pickup for those homeowners who refuse to pay their yearly association fees. One homeowner has not paid annual dues for 2 years. This will be discussed further and put to a vote at the next meeting.

The meeting was adjourned at 8:30. The next meeting will be held on November 12th at Jim Baird's house, 13118 Grandview.

Respectfully submitted,
Mary Herman Doughty
October 10, 2007