

WINDHAM PARK HOMEOWNERS' ASSOCIATION  
Board of Directors Meeting Minutes  
February 11, 2008

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

Meeting was called to order by Jim Baird at 7:10 at Hasty residence.

**SECRETARY'S REPORT:**

- A. The minutes of the November 2007 meeting were approved.
- B. The minutes of the January 2008 meeting were approved.
- C. Correspondence: Jim Baird received and distributed the standard notice from the city of Overland Park. He also received a note from a homeowner who asked the board to consider placing statues of "wild animals" at the entrance to the subdivision, as she has seen these at other "upscale" neighborhoods. The board discussed this idea and, while appreciative of the input, decided not to act on the suggestion at this time.

**PRESIDENT'S REPORT:**

Jim Baird reported briefly on current roofing issues.

**TREASURER'S REPORT:**

- A. The financial reports were not available for Jim Riehl to review. Jim said some cd's had been rolled over, and others need to be converted to a 6 month term. Excess funds from the 2007 budget will be put into the reserve fund.

Jason Burgess said the financial statements will now be scanned and emailed, rather than mailed each month, in an effort to save the association expenses for printing and postage.

- B. There are seven homeowners on the delinquent list. Curry will send letters on February 15<sup>th</sup>, advising them the \$25.00 late fee will be assessed.

**COMMITTEE REPORTS:**

**1. GROUNDS AND STREETS.**

Chris Bradford will meet with Jeff Welch and address the construction detritus at the main entrance at Antioch & 131<sup>st</sup> Street. They will find out who did the construction in this area, and have it removed.

**2. POOL REPORT**

Jason Burgess received a proposal for pool maintenance from Overland Park Pools, Inc. who wish to manage the pool for the 2008 season. Their bid is for approximately \$1000 less than the current cost of the KC Pool contract. When he receives the new contract proposal from KC Pool, he and Lee will review/compare and make their decision.

Jason will also get another bid for supply/installation of a salt water chlorinator system for the pool. Once received, he and Lee Hasty will review the bids and make their recommendation to the board.

### **3. ARCHITECTURAL REVIEW**

No report. Jeff Welch was unable to attend the meeting, and Bob Zappulla had no new requests.

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

Jim Baird and Al Moser will set the 2008 social calendar as soon as possible, so park clean up, garage sales and other neighborhood events can be planned. Jim noted that our area is scheduled for large item pickup on April 12<sup>th</sup>, starting at 7:00 a.m.

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

Kristen Johnson said the deadline for articles for the next newsletter, March/April, is February 18<sup>th</sup>. As of the time of the meeting, she had no nominations for the “good neighbor” award. For now, the newsletter will continue to be printed and mailed, as well as being posted on the website.

#### **Old Business:**

Modifications to By-Laws and Restrictions – Lee Hasty reported the sub-committee of three has finished making modifications, and the documents will be submitted to the lawyer this week. Lee will also submit a list of questions for the attorney, relative to the intended changes. Once the attorney has reviewed the document changes for their legal content, they will be posted on the website. For anyone not having access to the website, they may call any board member for a hard copy.

- A. Property Violations Summary – On his recent drive through the neighborhood Jason noticed a few homes that still had holiday decorations, i.e., lights and wreaths. He will notify the residents that these must be taken down.

#### **New Business:**

- A. Roofing Approval Process. The topic of new roofs was discussed at length. There have been multiple instances of homeowners seeking approval for new roofing material lately, and it should be noted that a request form signed by a member of the ACC is the only proof of approval. It is important that requests for new roofing colors and styles be approved prior to installation of any material, (before the shingles are in the driveway) and it is up to the ACC to determine what materials are acceptable, not the company who is installing the roof. If a homeowner seeks approval for a material not currently approved, they are advised that the approval process may take up to 3 weeks. Recently a roof was installed without approval of the ACC. Due to a certain amount of confusion and misunderstandings, the board has elected not to pursue legal action against the homeowner at this time. Bob Zappulla has volunteered to obtain samples of materials currently approved, and this will be made available to homeowners, in the same way as the approved paint colors are available for viewing.

The meeting was adjourned at 9:05 p.m. The next meeting will be held on March 10<sup>th</sup>, at Bob Zappulla’s residence (12915 Hayes).

Respectfully submitted,

Mary Herman Doughty  
February 14, 2008