

October 24, 2017

i. Call to Order 6:40 pm

Members present: Stephen, Tina, Duffy, Debbie

ii. Homeowner Forum

Concern was expressed regarding the timeline of repairing the retaining wall for building 6. Homeowner wishes to replace drywall and wanted to wait until after work was finished.

iii. President's Report 6:45 pm

- Approval of Minutes—motion made by Debbie, seconded by Duffy
- No email votes this month
- Survey Results on Address Signs—narrowed to three basic designs. The Fire Marshall stated contrasting colors should be used, and lettering was to be at least 6" in height. Stephen moved to approve Option 8, seconded by Tina.
- Board terms expire in November for Stephen Leake, Debbie Schuler, and Duffy Tate.
- Budget Discussion Meeting will be **Wednesday, November 1, 2017** at 6:30 pm in the Clubhouse. A draft of the 2018 budget and a report of the changes is available on the budget web page. The meeting will be open for questions and suggestions on the budget. The final budget will be voted on at the November 14th meeting.

iv. Financial/Treasury Report 6:50 pm

v. Property Manager's Report/Treasurer Report

- James Baker has joined the onsite team, and we are excited to have him on board.
- Retaining wall—building 6—Brian Hochstein, MKEC Engineering, has completed talks with the City of Leawood and has made a proposal for Berm Design for \$12,000. The board would like additional information regarding the total estimated cost for both design and construction for the project.
- ARI punch walks have been performed but not yet finalized, pending completion of punch list and jump drive with pictures.
- Work was performed on the small pond. At the conclusion of the work, Tomahawk was informed that this pond is only 2 feet deep; and in order to remain functioning, the pond will need dredging in the near future.
- Landscape maintenance bids have been received.
 - Brummel with options: \$63,200
 - Aspen Lawn and Landscape with bed options only: \$106,980.
- Four building areas need drainage issues addressed (buildings 9, 15, 26, & 31). French drains will be installed at a cost of \$325 for each building.
- Trash Compactor Update: We are waiting for a firm date for delivery of the compactor. Prior to the confirmed delivery date, maintenance will be performed to prepare for the compactor. We will provide an open container the last week of each month for large items. Residents will be notified via email blast.
- Concept designs were displayed for a new pool pergola. The existing structure needs repaired, estimate \$14,000 to keep as is.

Maintenance Update:

- A building light check schedule has been created so lights can be checked on a regular basis. All issues previously reported have been addressed.
- Clubhouse entry door is scheduled to be painted.
- Business center room doors have been repaired so they can be secured properly.

vi. Committee Reports 7:15

vii. Unfinished Business 7:30

viii. New Business

ix. Next Meeting—Annual Meeting November 14, 2017