

MINUTES BY NANCY DESMOND

BOARD: MICHELLE BUCHANAN, JASON PURINTON, JOHN MCKELVEY, JENNIFER BREECE, AND ROCHELLE MITZ

SIGNATURE: JOY PETERS / NANCY DESMOND

MEETING WAS CALLED TO ORDER AT 6:30 PM.

FIRST ORDER OF BUSINESS WAS MINUTES FOR JUNE 18, 2012. MOTION: JENNIFER MADE THE MOTION TO NOT APPROVE THE MINUTES AS THEY WAS SIGNATURE MINUTES AND NOT SECRETARY MINUTES, JASON ASKED WHAT THE DIFFERENCE OF THE MINUTES WAS AND JENNIFER WENT OVER A FEW ITEMS THAT SHE HAD CHANGED JENNIFER MADE THE MOTION TO NOT APPROVE THE MINUTES AS THEY STAND, JENNIFER WILL EMAIL BOTH SETS OF MINUTES OUT AND THE BOD ARE TO VOTE VIA EMAIL BY MONDAY JULY 23. ROCHELLE SECONDED. VOTE APPROVED UNANIMOUSLY.

MANAGERS REPORT:

NANCY DESMOND REVIEWED THE PENDING ISSUES ON THE WEEKLY REPORT DATED JULY 13TH 2012. BILL ALMOST COMPLETED ON CAULKING SIDEWALKS AND PAINTING CURBS, NORTON & SCHMIDT STARING FRIDAY, MICHELLE ASKED ANY OTHER BOD MEMBERS TO BE ABLE TO BE HERE FOR THAT, JENNIFER BREECE AND ROCHELLE MITZ BOTH MENTIONED THEY WOULD BE HERE. NANCY DESMOND REPORTED THAT SHE HAD RECEIVED THE INFORMATION FROM MIKE McVEY AND SENT IT ON TO THE BOD ABOUT THE CITY OF LEAWOOD AND THE ROOF ISSUE TILES VERSUS SHINGLES. NANCY DESMOND REPORTED THAT SHE HAD PURCHASED A CLOCK FOR THE POOL AND IT WAS PLACED IN THE BUSINESS CENTER WINDOW. NANCY DESMOND READ THE ANSWERS FROM TONYA (ACCOUNT) ABOUT THE WORD PREVIOUS BALANCE ON THE MONTHLY STATEMENTS.

FINANCIALS

JOHN MCKELVEY, TREASURER, PROVIDED THE TREASURERS REPORT. JOHN MCKELVEY REPORTED THAT THERE IS A SURPLUS OF \$18K, \$7K IN RESERVE, \$9K IN REVENUE, OVERAGE OF \$37K FROM ROOFS, ROCHELLE MITZ ASKED IF THIS WAS \$9K LESS AND JOHN MCKELVEY STATED YES, JENNIFER BREECE ASKED IF IT WAS ACCUMULATED IN BUCKETS AND JOHN MCKELVEY STATED YES. JOHN MCKELVEY STATED THAT THE POOL PUMP WAS GOING TO BE BETWEEN \$1,850 AND \$2000. LEGAL DOUBLED, WAS BUDGETED \$7K AND IT WAS GOING TO DOUBLE TO AT LEAST \$14K. PAINTING OVERAGE WAS ALREADY OVER \$45K AT FIRST OF THE YEAR FROM THE 2011 SCHEDULE, OTHER REPAIR BUDGETED \$55K AND THERE WAS \$23K LEFT, SEVERAL MONTHS THERE WAS \$4K TAKEN OUT FOR THE CONTINGENCY BUCKET, JOHN MCKELVEY REPORTED THERE WAS \$41K PAID ON THE SPECIAL ASSESSMENT. ROCHELLE MITZ ASKED DO WE HAVE CASH AND RESERVE AND JOHN MCKELVEY ANSWERED YES. JOHN MCKELVEY STATED THAT ALL CATEGORIES NEEDED TO STAY SEPARATE TO BE ABLE TO KNOW WHAT BUDGET NEEDED TO BE DONE FOR 2013. THERE WAS TO MANY ITEMS BEING PLACED IN 61740 LIKE MULE REPAIR, CLUBHOUSE FURNITURE, BUT JOHN SAYS HE WILL TRACK VERY CAREFULLY.

ARCHITECTURE COMMITTEE

ROCHELLE MITZ STATED THAT MOST VIOLATIONS HAD BEEN TAKEN CARE OF BUT THE ONES THAT HAD NOT BEEN HAVE BEEN OR WILL BE FINED. ROCHELLE TALKED ABOUT THE DOORS BEING BOUGHT AT HOME DEPOT AND THAT SHE HAD NOT HAD TIME TO LOOK INTO THE LIGHT REPLACEMENT ISSUE YET. NANCY DESMOND IS TO EMAIL THE NEW RULES & REGULATIONS OUT TO EVERY ONE AS IT IS COMPLETED.

LANDSCAPE COMMITTEE

SOCIAL COMMITTEE

JASON PURINTON GAVE THE SOCIAL REPORT THAT THE 4TH OF JULY PARTY WAS A BIG SUCCESS AND THERE WERE OVER 100 PEOPLE IN ATTENDANCE, JASON STATED THE DIFFERENT HOURS THAT THEY HANDED OUT REFRESHMENTS. ROCHELLE MITZ ASKED WHY WAS RENTERS ALLOWED WHEN OWNERS PAID FOR IT ALL. JASON PURINTON STATED THAT IT WAS ALSO PAID FOR WITH VENDOR'S MONEY. ROCHELLE MITZ ASKED IF THEY HAD CARDED TO MAKE SURE EVERY ONE WAS OF AGE SINCE THERE WAS ALCOHOL SERVED AND WHY SERVE IT AS WE COULD BE HELD LIABLE IF SOME ONE WOULD OF BEEN HURT, KEN PATRICK SPOKE UP AND SAID NO THE HOA WAS OK WITH THE INSURANCE WE HAVE IT WOULD COVER THE ASSOCIATION AND IT IS CALLED HOST LIQUOR EXPOSURE. ROCHELLE MITZ STATED THAT SHE HAD RECEIVED A COUPLE OF PHONE CALLS FROM OWNERS UPSET THAT THEIR MONEY WAS GOING TO BUT LIQUOR AGAIN JASON STATED THAT IT WAS VENDOR MONEY THAT BOUGHT IT AND THAT WE COULD NOT PLEASE EVERY ONE. MICHELLE BUCHANAN STATED THAT NO ONE WAS DRUNK AND IT WAS NOT A WILD OUT OF CONTROL PARTY. ROCHELLE MITZ ASKED ABOUT IF ANYONE HAD GLASS BEER BOTTLES AND JASON STATED THAT THERE WAS NO GLASS, AS A COULD OF PEOPLE HAD CAME IN WITH GLASS BUT THEY HAD GOTTEN THEM PLASTIC CUPS AND ALL WAS OK, JASON STATED THAT THE LABOR DAY LUAU WOULD BE SUNDAY AUGUST 2ND, THEY WOULD HAVE A WHOLE PIG TO FEED 150 PEOPLE, FOOD / DRINKS HAD BEEN ORDERED. JASON PURINTON HANDED OUT TO THE BOD THE SOCIAL FINANCIAL SHEETS AND GAVE TOTALS OF WHAT HAD BEEN SPENT AND WHAT HE EXPECTED TO BE SPENT AT THE FLAG CEREMONY, AND YEAR-END PARTY.

OLD BUSINESS

JOY PETERSON STATED THAT THE BOD NEEDED TO DECIDE IF THEY WANTED TO START THE PROCESS FOR THE FHA OVER OR NOT ARE YOU ARE THEY WILLING TO GO WITH THE 30 DAY LEASE OR NOT. JASON PURINTON SAID IT WAS ONLY TO BE DELETING THE ONE SENTENCE. MICHELLE BUCHANAN STATED THAT PEOPLE THOUGHT THE LAST LETTER SENT OUT IT CAME FROM NANCY DESMOND BUT IN FACT IT ACTUALLY CAME FROM MIKE McVEY.

NEW BUSINESS

NANCY DESMOND REPORTED THAT SHE IS OBTAINING THREE PROPOSALS FOR THE DREDGING OF THE PONDS FOR THE 2013 BUDGET. THE FOUNTAINS CONTINUE TO CLOG UP AND BREAK DOWN.

NANCY DESMOND REPORTED THAT KANSAS WILDLIFE WOULD BE ON PROPERTY TO TAG THE BABY GEESE AND ROUND UP THE ADULT GEESE DUE TO OVER POPULATION.

MICHELLE BUCHANAN DISCUSSED THE PACKAGE PICK UP WITH INPUT OF THE BOARD. JASON PURINTON MADE THE MOTION TO NOT PROVIDE FOR THE PACKAGE PICKUP AT THIS TIME, JOHN MCKELVEY SECONDED THE MOTION. THE VOTE WAS UNANIMOUS.

MICHELLE BUCHANAN STATED THE BUSINESS CENTER PRINTER WAS NOT OPERATIONAL. IT WAS VOTED ON TO NOT REPLACE IT AS VANDALS COULD DO THE SAME THING AGAIN. JASON PURINTON MADE THE MOTION FOR A VOTE AND MICHELLE BUCHANAN SECONDED THE MOTION. THE VOTE WAS UNANIMOUS TO NOT REPLACE THE PRINTER AT THIS TIME.

MICHELLE BUCHANAN STATED 3 PROPOSALS WERE OBTAINED TO CLEAN THE CLUBHOUSE. NANCY DESMOND DISCUSSED EACH PROPOSAL. THE BOARD OF DIRECTORS DECIDED TO STAY WITH COTTAGE CARE AS THEIR PERFORMANCE IS GOOD AND PRICING IS COMPARABLE.

MICHELLE BUCHANAN PRESENTED THE CAPITOL RESERVE REPORT FROM NORTON & SCHMIDT. JOHN MCKELVEY TALKED ABOUT THE REASON FOR THE REPORT AND HOW IT WAS DELAYED TO 2012 FROM 2011 BY THE BOARD OF DIRECTORS LAST YEAR. JOHN MCKELVEY STATED HE WAS NOT COMFORTABLE PUTTING IT OFF A SECOND YEAR AND FELT THE RESERVE WAS NECESSARY TO PREPARE THE BUDGET AND TO SCHEDULE REPAIRS AS NEEDED. JENNIFER BREECE ASKED WHAT ACCOUNT THE COST OF THE REPORT WOULD BE PAID FROM AND NANCY DESMOND GAVE THE CODE OF 6740-OTHER REPAIRS. JENNIFER THEN STATED THAT THERE WAS NOT GOING TO BE ANY MONEY IN THAT ACCOUNT BECAUSE OF THE ROOF OVERAGES. VICKI TALLEY STATED THAT THE BOARD NEEDS TO DIRECT THEM ON WHERE THE COSTS WOULD COME FROM. JOHN IS GOING TO FOLLOW UP WITH SIGNATURE REGARDING THE BUDGET AND THE CONCERNS. AFTER FURTHER DISCUSSION, JOHN RECOMMENDED WE GO AHEAD AND HAVE THE STUDY DONE AS IT HAD BEEN PUSHED OFF ALREADY AND NEEDED TO BE DONE. JOHN MCKELVEY MADE THE MOTION TO GO AHEAD WITH THE STUDY AND JENNIFER BREECE SECONDED THE MOTION. THE VOTE WAS UNANIMOUS.

MICHELLE BUCHANAN STATED THAT THE OFFICE COMPUTER WAS IN NEED OF REPAIR OR REPLACING. NANCY DESMOND REPORTED COMPUTER MASTERS CONTRACT FOR MAINTENANCE ON THE THREE COMPUTERS WOULD COST \$1152.00 A YEAR OR \$192.00 A MONTH. JENNIFER ASKED WHY THIS WAS EVEN BEING CONSIDERED AS IT WOULD BE CHEAPER TO BUY A NEW COMPUTER THAN PAY FOR THE CONTRACT. JENNIFER ALSO REPORTED THAT THIS CONTRACT DID NOT COVER PARTS OR LABOR. IF THEY HAD TO PERFORM WORK ONSITE FURTHER COSTS WOULD BE INCURRED ON TOP OF THE CONTRACTED MONTHLY CHARGE. JOHN INFORMED SIGNATURE THAT THERE HAS BEEN A RESIDENT WHO HAS OFFERED TO DO COMPUTER WORK IN THE PAST AND HE PROVIDED HER NAME TO NANCY. JENNIFER ALSO REPORTED THAT IT WOULD ONLY COST AROUND \$50 TO PUT MORE MEMORY IN NANCY'S COMPUTER IF THAT WAS THE ISSUE. JENNIFER BREECE MADE A MOTION NOT TO PROCEED WITH THE YEAR CONTRACT AND JOHN MCKELVEY SECONDED THE MOTION. THE VOTE WAS UNANIMOUS.

OPEN FORUM

ROCHELLE MITZ ASKED WHERE THE OTHER \$3500.00 FOR ADDITIONAL LANDSCAPING OF BUILDING #18 WAS COMING FROM. MICHELLE BUCHANAN STATED THE MONEY WOULD COME FROM THE NET OPERATING SURPLUS FOR THIS YEAR. ROCHELLE AGAIN ASKED THE QUESTION BECAUSE SHE WAS NOT AWARE OF THE ADDITIONAL \$3500.00 THAT MICHELLE INDICATED WE HAD AND MICHELLE HAD NOT BROUGHT THE ADDITIONAL MONEY TO THE BOARDS ATTENTION PRIOR TO THE MEETING. MICHELLE REPORTED THAT SHE

WAS JUST LOOKING INTO IT, THAT NOTHING HAD BEEN DONE AND SHE JUST WANTED TO BRING IT TO OUR ATTENTION. THE ISSUE WAS TABLED FOR FURTHER DISCUSSION.

JOHN MCKELVEY STATED HE WOULD BE IN FAVOR OF BUYING A PRINTER FOR THE BUSINESS CENTER. JASON SAID IT WAS NOT JUST THE PRINTER BUT IT WAS ALSO THE COST OF THE INK. JASON ASKED JENNIFER BREECE WHICH PRINTERS WOULD BE MORE COST EFFECTIVE REGARDING INK.