

**Shannon Valley Homes Association
Board Meeting Minutes
May 10, 2022**

Board members present:

Griffin Gatewood, Vice President
Tony Kays, Treasurer
Holly Stark, Secretary
Chris Slimm, Member-at-Large

Also present:

RJ Allen, Home Association Solutions
Residents listed on Schedule 1 attached hereto

1. Call to Order

Griffin Gatewood called the meeting to order at 7:05 p.m. The Vice President noted that there was no consent to video recording of the meeting.

2. Open Comments

No residents wanted to speak.

3. Board Response

Since no one spoke, there was no Board response.

4. Minutes

Upon motion duly seconded, the March 22, 2022 and March 28, 2022 minutes as presented were approved.

5. Financials

The year-to-date financials were presented and discussed. The financials showed a healthy condition of the SVHA.

6. Directory Update

One of the residents, Beth Blevins, gave a report to the Board regarding her findings into the printing options of the directory. The spiral bound version of the directory would likely cost over \$3,000 to produce. A packet style directory would cost approximately \$500 to produce. The difficulty she saw was in gathering the information and formatting the directory. She also noted the directory would be almost instantly outdated as soon as it was printed due to constant change in the neighborhood. The Board thanked her for her research, time, and thoughts.

7. Social

The Board discussed the upcoming garage sale on June 2-4th as well as the Dumpsters and Donations event hosted by a local realtor on Sunday, June 5th. The Board discussed the planning for the 4th of July parade and the need to get a planning committee in place for the event. The Board discussed the need for more block captains.

8. Grounds

- a. **Pavilion Maintenance** - The Board discussed the quote for tuck pointing the pavilion. Upon motion duly seconded, the Board approved Kingdom Stone's quote to tuck point the pavilion, repair the loose and missing stones, and seal the entry monument at a cost not

exceeding \$700. Home Association Solutions will let Kingdom Stone know its bid was accepted and get the work scheduled at the next available time.

- b. Sanitation Contract Amendment** – The Board discussed the proposed amendment with Constable Sanitation that resulted from the renegotiation of the sanitation contract due to the cost of diesel fuel exceeding \$4.69 as a trigger for the renegotiations by the provider. Under the existing contract, there is an annual price increase of 3% every April 1st. The provider wanted to raise the rate over 7% on April 1, 2022. One of the Board members was able to negotiate with the provider to lower that increase to 5% on April 1, 2022. Also, the parties discussed extending the contract for up to two more years to keep the favorable rate locked in. Upon motion duly seconded, the Board (1) approved the amendment to have a 5% increase starting April 1, 2022 and an annual 3% increase every subsequent April 1st (which is consistent with the existing contract); (2) approved an extension to the term of the contract for an additional two years; and (3) gave the President the authority to sign the amendment on behalf of the Shannon Valley Homes Association.
- c. Basketball Court** – The Board member who volunteered to research the basketball court use and need for additional hoops reported his findings. The conclusion was that at this time the use and court size do not appear to justify the cost of about \$6,000 to install two additional hoops. The Board discussed revisiting the topic if basketball court users raise the issue at a later date.
- d. Christmas Light Company** – The Board discussed the cost of the Christmas light installation from last year. Home Association Solutions agreed to contact the company who installed the Christmas lights last year and inform it that its services were no longer needed for Shannon Valley as there is no contractual agreement with such company. One member of the Board agreed to look into the cost for some solar powered Christmas lights for use on the two entry ways as a more cost-effective decorating alternative.
- e. Damage by Utility Company** – The Board discussed the trees and bushes that were removed by Atmos Energy last fall when they were working on a gas leak at the corner of Grant and College. Homes Association Solutions will reach out to Atmos again to check when they are planning to replant the trees and bushes on that corner that were removed.
- f. Entrance Landscaping** – The Board discussed the subdivision entrance landscaping and the need for improvements. Home Association Solutions agreed to speak to the lawn care company to remind them to plant flowers and weed the flower beds at the entrances of the subdivision.

9. Next Meeting

The next Board meeting will be held on Tuesday, July 12, 2022 at 7:00 p.m. at Grace Covenant Presbyterian Church, 11100 College Blvd, Overland Park, KS 66210.

10. Executive Session

The Board conducted an executive session to discuss non-public issues such as the status of unpaid dues by residents.

11. Adjourned

There being no further business, the meeting was adjourned at 8:53 p.m.

Schedule 1

Elaine Tobias
Beth Blevins
Russ Townsley
Dave Smith
Brian White
Diane Treff
Robert Bonney
Julia Carrel
Serge Hansel
Mike Fleming