

Minutes

Tanglewood Homes Association of Shawnee, Kansas Board of Directors Meeting

April 28, 2015

Members Present: Carmen Bassham, Penney Bayer, Leta Brewer, Sara Dziadosz, Mary Gurski, Rita Hauschild, Robert Kirkpatrick, Trudy Lindskog, David Mitalski, Dan O'Hara, Phyllis O'Hara, Margaret O'Rourke, Karen Pete, Vivian Sexton, Steve Wheat.

Board members: David Roberts, Judith Vandergriff, Nedal Seyam, and Brenda Poor. Jean Albin was not present.

Meeting called to order: President of the Board of Directors, David Roberts, called the meeting to order at 7:38pm.

President of the Board, David Roberts, formally introduced all of the Board of Directors Members and each person's position.

The Formal Meeting: will be held first and then the Informal meeting.

We have an Agenda to follow first and then we will open the floor for open discussion.

Agenda: On Motion of the Board of Directors Vice President Judith Vandergriff, it was seconded by Secretary Brenda Poor and carried unanimously to approve the Agenda.

Minutes of April 29, 2014: On Motion of the Board of Directors Vice President Judith Vandergriff, it was seconded by Secretary Brenda Poor and carried unanimously to approve the Minutes for April 29, 2014.

Review of 2014 Financial Statement: Discussion started with the Clubhouse the Board had set aside \$20,000 but we had only spent \$5,000 because we could not get to it. The Board is extending it into 2015. The General Fund had budgeted \$10,000 and we spent \$4,900. The Board had some unplanned expenses for the General Funds. This year we had to replace the railroad ties along 67th Street. We budgeted \$6800 for it. Island work was done, that came under "Grounds Expense". The work was on 66th & Halsey and 67th & Quivira.

Tanglewood was over budget for pool repairs by \$5,142.19 and under budget for snow removal. We came in under budget for painting this year.

The Board increased the 2015 Budget for the pool to \$22,000 and the clubhouse increase to \$30,000.

Major future expenses are the private streets. Streets where the asphalt dips and freezes will need to be done at the time of repaving. This will be done in phrases.

The Board has increased savings so there will be no special assessments per household. The Association now anticipates a surplus of \$30,219. Tanglewood's state of affairs are in good shape. Board of Directors President Roberts asked if there were any questions on the financial statement. There were no questions.

Informal discussion: Robert Kirkpatrick – 6609 Earnshaw – No yard waste is being picked up by Deffenbaugh. Can't contract individually, that was told to him by Deffenbaugh. Get with Deffenbaugh and find out what to do about spring and fall lawn waste.

Penney Bayer – 6507 Halsey – said it is probably not cost effective to pay for everyone to have lawn waste picked up by Deffenbaugh.

The reason the Association went with Deffenbaugh, they only gave us a 31/2% price increase with limits.

Penney Bayer – She believes it would be \$60 a year per household. Brenda said that would be \$16,080 for just lawn waste pick up when everyone does not use it.

Rita Hauschild – 6502 Charles – Playground equipment at 11924 W 66th St. What is going on with it? She sees only two options – fence, OK. No fence the equipment must come down.

Jeanette Vanderfeltz - 6518 Charles – Fire Dept. requires, as far as she remembers, 10' allowance.

Dan O'Hara – 12100 W 66th St – It is usually 10' from curb for a fence.

Brenda Poor – 11963 W 66th St – Another home has a fence in backyard but you can see the playground equipment inside.

Penney Bayer – If that is the case you would have to allow everyone to do the same thing

Vivian Sexton – 11926 W. 66th St – Are they, 11924 W. 66th St, going to extend their fence towards her backyard?

Karen Pete -6532 Charles – She was taking her dog for a walk and saw a child slip though the fence, to pool, to get his ball.

Board of Directors President Dave Roberts thanked Jean Albin, Architectural Chair, for her time on the Board and dealing with the complaints and all the problems. She has given hours and hours of free labor to the community.

David was talking about the house on the corner – 11901 W. 66th St – Rebuild Together Shawnee came in and did the homeowner roof. They did a very nice job with very little cost to the homeowner. Shawnee Post Dispatch wrote an article about it and was unfavorable to the HOA. Article slammed the HOA saying that the Association was suppose to do it for the homeowner. Association wants a correction printed by the author.

The Board of Directors President Roberts asked if there were any other comments. None were received.

Brenda Poor was appointed by the Board to replace Susie Stadler. Brenda is up for election to the Board. Nedal Seyam is up for re-election this year and Jeanette Vanderfeltz is up for election in place of Jean Albin's stepping down.

Nominations will be accepted from the floor at this time.

It was announced to fill out the Ballots and turn them in. All Ballots were collected.

Other Business: On Motion of the Board of Directors President Roberts, it was seconded and carried unanimously to approve two volunteer homeowners, from the floor, Karen Pete and Vivian Sexton to assist Judi Vandergriff, the Nominating Committee Chairperson in the collection and counting of the ballots.

Adjourn: There being no further business to discuss on Motion of the Board of Directors President David Roberts, it was seconded by Secretary Brenda Poor and carried unanimously to adjourn at 8:30 P.M.

Respectfully Submitted,
Phyllis O'Hara, Association Clerk

Ballots were counted:

30 Votes cast for Brenda Poor

32 Votes cast for Nedal Seyam

32 Votes cast for Jeanette Vanderfeltz

Number of qualifying votes 35 (i.e. Members/Homeowners voting)