

**Sylvan Lake Homes Association
St. Michael's the Archangel Catholic Church
14251 Nall Ave., Leawood, KS 66223
Minutes from the December 4th, 2012 Annual Meeting**

Those present: John Crawford, Monica Ingraham, Joe James, Matt Barberich, Jeffrey Kitt, Jill Nolkemper, Nate Kirchhoff, Time Barrington, Cynthia Barrington, Jeff Stolper, Bruce McCullough.

Joe James opened the meeting at 7:10 pm.

President's Report – Joe James

Joe called the meeting to order and introduced the board members who were present; John Crawford, Monica Ingraham, Jeff Kitt, Matt Barberich and himself, Joe James.

Monica Ingraham read the meeting minutes from last year's annual meeting on November 9th, 2011. Joe James made a motion to accept the minutes. the motion passed unanimously.

New Business

Annual Garage Sale: a discussion ensued about the date of the annual Garage Sale. Several people have complained about the garage sale being held in May because it interferes with High School Graduations. Traditionally, the garage sale was held on the first weekend in June. Monica Ingraham made a motion to move the date of the annual garage sale back to the first weekend in June. The motion passed unanimously. Monica will advertise the garage sale on Craigslist only. In previous years, approximately \$100 dollars was used to run ads in The Kansas City Star and The Sun.

Monica will contact Jill Schutzler and see if she is interested in being on the Social Committee again this year. She was responsible for the Spring Fling and Fourth of July Parade last year. Monica wants to have a "Good Neighbor" Award each month for the homeowner who has a nicely kept exterior. The award would be a gift card to Starbucks or some other retailer.

Common Area Maintenance

Joe James and John Crawford re-stained the entrance and had it re-wired. The flood lights kept getting kicked and broken. Jeff Kitts feels the rotting beams are a liability issue and he suggests we replace the beams. Jeff made a motion to get bids to to replace the beams. The motion passed unanimously.

Nate Kirchhoff has the subdivision Christmas decorations. He is going to drop them off at Joe James' home and Joe is going to decorate the front entrance.

Pond Update

Estate Management did a slightly better job than Swan's at keeping algae out of the ponds. The subdivision is going to continue using them next year. They will begin treating the ponds in January.

Nate Kirchhoff knew of a company called, "Geese Police." They rid your areas of geese without killing them. The Homes Association will look into their company for geese removal.

The Homes Association has hired a man to clean out the pond pumps, pick up trash and maintain the areas around the ponds.

A homeowner asked about ponds one and two and any scheduled maintenance to be performed in the future. The hold up is the cost of dumping the excavation material. He knows of an excavation company in Stilwell. The Homes Association will contact them for a bid.

John Crawford checked with Nate Kirchhoff about the sprinklers. Nate said he had shut off the water and blown them out for the winter.

John Crawford was asked to notify the City of Overland Park to see if and when 159th street might be widened. Concern is that the construction might damage any work to our entrance or either of the two ponds along the street.

Budget

Joe James went over the budget and outlined some changes. The changes will reduce the dues from \$360.00 to \$310.00 per year.

Lawn Maintenance

The board reviewed bids and decided to go with EyeDeal Lawn Care.

L & K will be the contracted company for trash removal.

Deeds and Restrictions

Joe reworked the 1986 and 1987 Deeds and Restrictions into one article and refined them. Minor changes were made and a couple of stipulations were added. Chuck Floyd will file the new Deeds and Restrictions with the Johnson County Records and Tax Administration.

A discussion ensued about the email list. Alan Mechtly has not turned over the list to Joe James. Monica Ingraham will contact Chuck Floyd and find out what information he has towards compiling a new list for the SLHA.

Joe made a motion to adjourn the meeting at 8:35pm. Jeff Kitts seconded the motion. The meeting was adjourned.