

**Sylvan Lake Homes Association
Blue Valley Library
9000 151st St. Overland Park, KS 66221
Minutes from the October 16th, 2017 Meeting**

Those present: Donna Lawson, Brian Dale, Bruce McCullough, Mallory Williams, Stephanie Tschirhart, Dennis Patton, Lily Carpio, Jeffrey Kitt, Matt Barberich, Patrick Liekhus, Monica Ingraham, Dave Tschirhart, Chuck Floyd, Karl Hague

Monica Ingraham opened the meeting at 6:00 pm.

Monica Ingraham did not read the meeting minutes from last year's annual meeting because no home owners had attended the 2016 Annual Meeting. Board members present at the annual meeting in 2016 were Monica Ingraham, John Crawford and Matt Barberich.

The first order of business was homeowner, Brian Dale, questioning Monica Ingraham about a check for \$8000.00 owed to the SLHA as a settlement for the land used to widen 159th Street. The check had expired. Monica told Brian she was in the process of getting the check reissued. Patrick Liekhus had the original check. Patrick told the homeowners that he had placed the check in a file and that he would give it to Monica so she could get it reissued.

Brian asked Monica to keep him informed about the check and to let him know when it had been deposited into the SLHA bank account.

Budget - Chuck Floyd

Chuck discussed the financials and went over the balance sheet for the SLHA.

The dues have not covered all expenses so some reserve money has been used. A discussion ensued about the dues remaining at \$325.00. There are 207 homes in the Sylvan Lake subdivision. 206 of those homes are in the SLHA. 15 of those properties are rentals. Currently, there are 3 homeowners with delinquent dues.

Monica Ingraham gave a pond update. In 2017, because of the construction on 159th St., the SLHA has had more repairs than usual. Just about every fountain has had repairs because of trash and debris from construction. Also, the pump cable for the east pond and the pump cable for the west pond had to be reinstalled because the City disconnected them at the breaker boxes during construction. There is one fountain at Air-o-lator waiting for repairs. Monica wants to upgrade it to a new type of fountain that will push a larger volume of water. The cost to upgrade is the same as the cost to repair the existing fountain. Monica will get approval from the new board.

Homeowners discussed filling in the ponds. The City will not allow the SLHA to fill in the ponds because they are part of the City water runoff system. A possible leak in the ponds was also discussed. Monica will contact Tyler Cary, the man who looks after the ponds, about the leak and finding companies who can repair it.

Jeff Kitt suggested raising the dues by \$50.00 to cover the expenses of having the ponds repaired. Brian Dale brought up the possibility of using a dewatering bag.

The use of chemicals by Eyedeal, the landscaping company used for the common grounds, was also questioned. Chuck Floyd agreed to contact Eyedeal to find out what chemicals they are using on the common grounds. Jeff wanted the Board to schedule a meeting with Eyedeal to find out further details about their chemical usage.

New Business

The Board and Homeowners discussed raising the dues by \$50.00. It was decided that the dues should be raised by \$75.00 but divided into two payments; one due in January and one due in May. Jeff made a motion to raise the dues by \$75.00. The motion was seconded by Matt. The vote passed unanimously.

Homeowners want the Board to replace the Entrance sign. A suggestion to use wrought iron fencing instead of wooden fencing was made to the Board.

Brian Dale said he would contact dredgers about the two ponds.

Monica Ingraham brought up the question of printing a new directory or uploading a directory onto the SLHA website. The decision was made not to create a Homeowner directory.

New Board Members: The new Sylvan Lake Homeowner's Association Board Members are as follows: Monica Ingraham - Secretary, Matt Barberich - Member, Jeff Kitt - Member, Bruce McCulloch - member, Dave Tschirhart - member.

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