

Sylvan Lake Board meeting minutes

Minutes from October 16th, 2018 Meeting held at Blue Valley Library

Those Present: Jeffrey Kitt, Matt Barberich, John Ingraham, Monica Ingraham, Lyn Kowalewich, Lily Carpio, Jeffrey Samack, Misty Hussain, Mallory Williams, Linda Healey, Ardy Dehdasht

Meeting was called to order at 6:06pm by Jeffrey Kitt.

Old Business:

Matt Barberich read the minutes from last years annual meeting.

An update concerning the Overland Park \$8000 check for compensation for land utilized for the 159th Street improvement project was given. The expired check was made available to Monica by Patrick. Monica worked with the city of OP to have the check reissued and the funds were then deposited into the SLHA general fund.

One of the pond pumps/fountains requires some minor work. A vote was taken to approve the expenditure to repair the existing pump for ~\$100 rather than to upgrade the pump for ~\$1,000 at this time. The pump will be repaired by Airolator.

Discussion of our grounds contractor (Eye Deal) and trash contractor (Waste Management) took place. The membership agreed that we should renew our contract with Waste Management for 2019. The board, at it's discretion may also put out for bid the common ground maintenance for the coming year.

Budget and Profit and Loss statements were provided to the attending HOA members for review. With one exception, all expense items for 2018 are either on track or slightly less than the projected 2018 budget. The one exception was the Social Events line item which came in slightly higher due to the approved additional expenditure on the Spring Egg Hunt and the Annual HOA Picnic. There has been an increase in the number of young families in the subdivision with small children. The additional approved expense was for an increase in the amount of supplies needed for these events. Attending members were provided ample time to review the financial statements and to ask any additional questions.

Monica Ingraham presented an update on the bids for remediating/excavating ponds 1 and 2 to restore them to the best available depths. Two competing companies (Critchfield Crane Service and Scott Construction) provided separate bids for the work. There was discussion on each of the bids and the intended work to be completed. Clarification was provided to the attending HOA members on how the bids were structured (hourly rate vs fixed bid) and the separate expense of dumping the excavated material was also discussed. The means of financing this work was also discussed. The HOA has a reserve fund of \$54,000 earmarked for this

project which is expected to cost approximately \$90,000. The additional expense beyond the reserve will be added to the 2019 HOA annual dues on a per household basis to all 206 homes in the HOA. A motion was made to accept the fixed bid from Scott Construction for the excavation and dumping work. Motion was seconded and the attending members voted to accept the motion.

New Business:

The meeting was then opened up for discussion of new business.

Discussion on the sub-division entrance signage took place. There were various ideas discussed including the complete removal of the existing signage including the pillars. The need for one vs two entrance signs was also discussed and the general consensus was that only one sign was now needed since the 159th Street improvements have been completed and you can no longer make left turns into the sub-division. No specific designs were agreed upon but board member Ardy Dehdasht will be working to obtain bids/information concerning sign replacement. This work will probably not begin until the pond excavation is complete to reduce the potential for an damage by the construction work. There is \$8000 earmarked for the entrance redesign. Depending on the final design, additional funds may be required.

Discussion of a sub-division pool was also brought up by the membership. Locations and expense were brought up as topics. Ardy Dehdasht also volunteered to do some further investigation into such a project.

Annual dues levels for 2019 were discussed. The additional funds required to complete the excavation of ponds 1 and 2 will be added to the 2019 dues. A small (less than 2%) increase to the regular dues amount was also included to offset expected inflation related costs for the usual expenses. A motion was made to set the 2019 dues level at \$555 was made and seconded. The membership vote to accept the motion as made.

Matt Barberich and Jeffrey Kitt provided notice that they would not be returning to the board for 2019. There was also a open position on the board. Volunteers were requested to fill the three seats. Mallory Williams, Lilly Capio, and Jeff Samack volunteered.

The SLHA HOA Board members are now: Ardy Dehdasht, Monica Ingraham, Chuck Floyd (Treasurer; non-voting member), Bruce McCullogh, Mallory Williams, Lilly Capio, and Jeff Samack.

Jeffrey Kitt made a motion to adjourn the meeting at 7:52pm. The motion was seconded and the meeting adjourned.