

Clearwater Creek Homes Association

Meeting Minutes

September 15, 2020

Zoom Meeting

Meeting Attendees:

Erin Ollig

Oliver Schwab

Tank Sherman

Kelly Wynn

Lamont Wynn

Dylan Stang, Home Association Solutions

Meeting began at 6:31 PM

1. Financial

Dylan reported that our financial balance currently looks better compared to last year. We have \$49,000 in reserves, \$17,000 more than last year. The accounts receivable is the lowest it has been in many years (under \$5,000) because the board decided to go after debtors.

2. Grounds

Signature Lawn and Landscape Issues

Dylan will meet with Signature Lawn and Landscape about a quote to repair sprinkler heads along Dennis Rd and Hedge Ln. Signature reports that 31 sprinkler heads along Dennis need to be replaced and 13 along Hedge, even though Signature replaced broken sprinkler heads along Hedge this year. Dylan plans to discuss the sprinkler head issue and will also walk the grounds with Signature to discuss reported issues.

Landscape Contract Bids

Dylan is obtaining bids for lawn care services for next year. Signature submitted a bid and increased their cost. One other company has submitted a bid, Ruden (formerly Four Star). One additional bid is expected. Some concern was shared regarding past performance by Four Star, but Dylan explained that they are under new ownership and have improved their service.

Land Deed

The city of Olathe approached the board with a willingness to take ownership of a parcel of land on the west side of Hedge Lane near Dennis

as the location of a new wastewater lift station. Currently, the HOA must maintain this area by mowing on a regular basis and chemically treating weeds two times a year. The meeting attendees provided support for dedicating this land to the city who will then be in charge of maintenance.

Trees

Dylan asked the meeting attendees if they would like to start planting new trees or cut down dead or dying trees. The attendees agreed that it would be good to cut down the dead trees first. The cost will include stump grinding. Dylan said he will obtain some bids and report to the group how much it will cost before moving forward.

3. Budget Discussion

Dylan said that we will discuss the budget in detail at our next meeting in November. He did not think that a dues increase was needed. Two line item changes include increased legal expenses so the HOA can continue debt collection and website renewal. During discussion about the land deed, the meeting attendees discussed that we do not need to chemically treat the land on the west side of Hedge. Dylan noted that change and will adjust the draft budget accordingly.

4. New Business

No new business was reported.

Meeting ended at 6:52 PM

Notes taken by Erin Ollig