

Clearwater Creek Homes Association

Meeting Minutes – Annual Meeting

February 2, 2021

Zoom Meeting

Board Member Attendees:

Erin Ollig

Josh Roberts

Tank Sherman

Other Attendees:

Dylan Stang, Home Association Solutions

Andre Faison, Home Association Solutions

Chris Ollig, resident

Katie Simmons, resident

Tony Thoummavong, resident

David Wille, resident

Meeting began at 7:05 PM

1. Introductions

Dylan Stang welcomed participants and noted that a quorum of officers was not present. He went through the meeting agenda for the night.

2. Board Report

Josh Roberts, president, shared the board of directors report. He said that financials are in good standing. The board worked to limit expenses to prevent a dues increase. We are building reserves for improvement projects over the next few years such as monument signing, landscaping, and fencing.

There were some changes regarding the common areas last year. We deeded a portion of the common area at the northwest portion of Dennis Avenue and Hedge Lane to the city of Olathe for a new pump station. Deeding that land decreases our overall ground maintenance expenses. There were damages to our irrigation system and we hope to fix those issues in 2021. Our previous grounds contractor was difficult to work with on this issue – we thought we had the issue addressed and they came back with more issues, but were not willing to meet to walk through the changes. We have now selected a new grounds vendor for 2021 – Green Lawn – who offered a two-year contract at a fixed rate. In 2021, the board hopes to complete tree removals and then possibly begin planting replacement trees in the fall of 2021.

Question: What about the trees that are along Hedge Lane? Was an arborist hired?

Answer (Stang): Yes, two types of trees were identified to be diseased. We did look at the cost-effectiveness of removing versus treating. We will complete the removals this year identified before.

3. Year-End Financial Report

Dylan reported that our current financial balance is good. In total, the HOA ended the year with approximately \$37,328 in reserves, up from \$21,225 in 2019, \$12,522 in 2018, and \$9,209 in 2017. This was primarily due to the board addressing property owners who had not paid their dues. This process involves legal fees, but the success of this effort has impacted our increased reserves. In total, the HOA ended the year outperforming the budget by \$13,066 and increasing total reserves by \$13,541.

4. Officers

Dylan noted that current board members expressed an interest to continue to be on the board. He did not receive any other nominations. He asked if others on the call wanted to submit their interest, and no responses were received.

5. Questions & Answers

- Josh requested that the board receive ample notice of things that need to be approved in time to be effective and that the majority approve the plan.
- Josh also shared that the board is looking at adding lighting to the monument signs.
- Erin Ollig noted that the social events in the past few years were canceled due to weather and then the pandemic, but that the board is still planning to schedule a social event so neighbors can meet.

Meeting ended at 7:25 PM
Notes taken by Erin Ollig