

Meeting January 15, 2008

Agenda Topics

Minutes

Email Expense/Project Approvals

- None were done in the past month

John Clock – gets the financials done once a month...email him for details

- Financials
- 2008 was \$584 less. YTD expenses were \$781,634....reserve fund was back out. We did not have a lot of snow...and had a lot of water this year..that is where the savings came from
- Reserves \$301,790..we are planning on placing 48,000 into reserves for 2009. We did not have to dip into the reserves due to the savings.
- Water bill in several buildings...when bills are high..letters are sent to residents to check their toilets and water faucets
- Delinquents- Send legal demand letter
- Directory assistance will create a free directory...only what homeowners put on the form will be in the directory- since this is a free service we are going to take advantage of it.
- 2009 Budget...purchase a new treadmill....if there 2 old one and 1 new one...it may cause the usage on the new one. Keep the money in the budget and when one breaks replace it. We voted to wait to buy treadmill until needed

Cynthia's Report

- Issues/Actions Report
- The web site action is still waiting about getting the domain from Ken Patrick owns the rights to the domain..and if no..see how much it cost to buy a new domain
- Retention pond...maybe see if we can narrow the pond, but it has to be approved by the city of Leawood

- Recycling dumpster..warm weather the dumpster will be placed and then the recycling program will start
- Asphalt repairs will be completed when the weather is better
- Roof repairs....Roof repairs....sofits need to be repair. The painters have already started to repair the soffits..once the soffits are completed..the roofing repairs will begin..we are up to repairing building 08
- Guttering company..we are still waiting upon the company
- 07J damage under window ..bowed brick wall- pulling the caulking away from the window. Structural engineer...but before we can do something..we have to have a brick company come out and see if they bricks were tied properly. We have to wait until the weather is warmer
- 18D foundation crack...repaired the slab in 18J....now 18D has crack in front of the building. Received 2 bids to do mud jacking and underpinning. We are meeting on Jan 22 to inspect all the units..due to possible cracking across. Maybe this can be covered under the insurance when and if it is more than 5,000.
- Replacement of pool furniture. WE are replacing the furniture..goal to get it all by April..pool opens in May. We are buying \$5,000.
- Board needs to redo architectural guidelines need to be mailed out. Place committee on agenda next board meeting with report
- Committee members....forgot to take Gerald off

Old Business

Parking issues. Cynthia is going to order stickers to place on illegally parked cars.

Please vote on cost reserve analysis.

Cynthia needs help taking down the Christmas tree. Get tables out...the Saturday Morning folks can take it down if they are interested.

117 Development meeting on January 12 the planning commission meeting will be on January 27. Corrected every problem that Leawood city hall had issues with. No Discover

Optical..and no 24 hour Walgreens. We will still have small retail and Wallgreens. They are still going to add all the improvements that were promised last fall. They were going to be accommodating as long as we were going to help them. They will place a 42 inch wall so that the lights will not affect the residents. There is another piece of property that is not planned for as of yet. Not complete until 2010 or 2011.

New Business

- Review Architectural Guidelines discuss mailing to all residents annually and give to all new residents...see above.
- Time Warner business is very expensive...we may have to look into who does our internet.
- Bylaw/Declarations Update- do we want to work on that. Meeting go over the by laws. We need to return to the purposed bylaws. Gayle will send an email of what the future bylaws should be....the sections are not owner friendly but Pauls corp. friendly
- Recycling income Gerald is working on this. He is working on finding out more about Leawood recycling to see if we can profit from doing recycling.
- Directory for 2009- see above

Newsletter Items

- Notice of wood rot replacement
- Replacement of water shut off valve
- Is your faucet leaking, toilet running? Fix ASAP
- You may want to upgrade and update your water shut off valve.
- Automatic debit is available for homeowners to pay dues