

2015 Shadow Ridge HOA Annual Meeting MINUTES

October 15, 2015

Redeemer Lutheran Church

Meeting opened at 7:00PM by President Preston Crumbaker. Board members were introduced.

Secretary Okins read the minutes from the 2014 annual meeting.

Brenda Dutton presented the treasurer's report. Currently have 6 non-paid dues out of 101 houses. Main expenses for the year are \$5313 for lawn service, \$1169 for insurance, and \$129 administration costs.

Current annual surplus is \$1464, which puts checking account balance at \$2877.

Question from the group about taxes on the frontage property; there have been no bills sent to the HOA in the last couple years, it is believed the taxes went away after a certain number of years.

Another question has to do with putting liens on properties that have not paid dues. This is not currently being done due to legal expenses incurred with liens, plus the lien has to be renewed every year. The good news is that when a house is sold, the title companies will contact the HOA to see if any dues are owed, and it will be collected at that time.

Preston mentioned cost cutting initiatives taken by the board. The HOA insurance was reduced by nearly half, and the lawn service was reduced by eliminating a mid-summer fertilization.

Brooks Schwarz, VP of Covenants and Restrictions, discussed one complaint regarding covenants and restrictions, and it has been resolved.

Preston discussed our restriction on solar panels, and that other HOAs are modifying restrictions to allow for them. It is not currently an issue but is something that may come up in the future.

Kelly Tabor, VP of Communications, reported that she is still working on getting the neighborhood directory on the web.

Neighborhood Watch Captain Mike Marshall discussed the positives of the “Nextdoor” website, due to its communication capabilities. It is a good way to communicate within a subdivision, with other subdivisions, as well as the Olathe Police and Fire departments. He also said he’ll be attending the next block captain’s meeting, and invited anyone interested to go as well. There will be construction at I-35 and 95th Street beginning in 2016. The KDOT website has more info on the project.

Preston moved on to the election of Directors for 2016. There was a motion to keep all current directors in place, the motion was seconded, and was passed unanimously by the group. The board will be Preston Crumbaker-President; Brooks Schwarz-Vice President of Covenants and Restrictions; Kelly Tabor-VP of Communications; Michelle Harris-VP Social Events; Brenda Dutton-Treasurer; and Gerald Okins-Secretary

In other business, the new high school is due to be completed in 2017, construction on 135th street is complete so 2 lanes are open both directions now.

The water pipeline construction is completed, though another, smaller pipeline may be installed in the same corridor at some time in the future.

Tony Dutton volunteered to check into the crossing guard situation again.

There have been some changes to planned road connections from the HOA; Canyon has never been planned to go through to the Prairie Farms Subdivision; Persimmon was scheduled to go thru, but that has been changed. The 12 north lots of the subdivision were consolidated into one 4 acre property, with one home to be built on. This will keep persimmon from going thru the center of that property and tying into Prairie Farms, as was originally planned.

A resident asked if there would be a dues increase; at this time, thanks to cost cutting measures, there will not be a dues increase. The board will monitor the need throughout the year.

The HOA meeting was adjourned at 8:05PM; Preston then introduced the representatives from Google Fiber who discussed the upcoming construction that is planned for the area.