

Shadow Ridge HOA Annual Meeting - Minutes

April 21, 2022

7:00pm – 8:30pm (Clearwater Creek Elementary School – Cafeteria)

Welcome:

The HOA President (Tom Ressler) opened the meeting by welcoming new residents to Shadow Ridge; and introduced the HOA Directors: John McKie Jr. is the VP & Website director, Debbie McCarthy is the Treasurer, and Shawn Klingele is the Secretary.

There were 27 shadow ridge residents in attendance (including HOA board members) for the meeting.

There was one (1) Proxy ballot received grating their proxy vote to the Shadow Ridge HOA Board of Directions.

HOA Director Reports:

- A. HOA Secretary (Shawn Klingele) read the meeting minutes from the last Annual HOA Meeting from Oct. 24, 2019. Due to COVID-19, the 2020 and 2021 annual meetings did not take place; so there were no annual meeting minutes for the last two years. A motion was made to accept the 2019 annual meeting minutes as read. The motion was seconded and passed (there were no exceptions).
- B. HOA Treasurer (Debbie McCarthy) presented the Treasurer Report from 2020 and 2021. The account balance at year end for 2020 was \$4,722.06. The account balance at year end for 2021 was \$7,814.60. The current account balance as of the date of our meeting is \$12,962.25.

Debbie mentions some of the changes that occurred over the last two years:

- Pay-pal was not used this year, because the Board received information that the IRS would start to assess fees based on each Pay-pal deposits starting this year. The Board did not want to take the chance that our HOA would not fall in the exempt category for this fee, and we get assessed fees. Therefore, the Board decided not to use it.
- Landscaping costs have increased. Bag worm spraying is per tree; and is HOA's biggest cost.
- Mowing costs have increased. The 28 mowing's went up from \$110 to \$120 per mow.
- The PO Box cost went up from \$118 to \$146 per year; and was moved from the Blackbob post office branch to the downtown Olathe post office branch.
- As of this meeting date (April 21st, 2022), several homeowners have not paid their 2022 dues.

Four (4) comments were made:

- 1) Tom Ressler said the HOA board will be budgeting each year by what we have at the end of each year. The annual dues are \$85 per year and are due by March 31st of each year.
- 2) Tom Ressler raised a "rhetorical" question to the attendees, about what to do for those homeowners that do not pay their annual dues on-time. He wanted everyone to think about it, and we would come back to this discussion later in the meeting.
- 3) One homeowner congratulated Debbie on her service as a HOA board member.
- 4) Another homeowner said the sub-division frontage green space looks great, and well kept.

A motion was made to accept the 2020 and 2021 Treasurer's Report as presented. The motion was seconded and passed (None Opposed).

HOA Director Reports: -- (CONTINUED)

- C. John McKie (Vice President) gave a communication/website update. Website Enhancements.
- Want to use the HOA website as a means to get word out to homeowners to get members to come to the annual meetings.
 - Look for a way to use Technology & communications easily and without a lot of effort.
 - When the Board enacted Pay-pal, only about 30% of homeowner's used it. This was another reason it was stopped when we heard of the possible fee assessment by the IRS, would be assessed for every transaction.
 - The website costs are remaining neutral. No added, or increased costs to keep the website up and running.

Debbie mentioned that Community America has an App called Zell. She said this is maybe another possible way to pay your annual dues, if you happen to bank at Community America.

Tom mentioned if you go the HOA website, there is a Tab that you can see the last four year of HOA Annual meeting minutes, and HOA Board meetings from 2019/2020/2021/2022.

Election of Directors:

- A. Tom said the first thing the HOA needs is a Treasurer. It always works best when a homeowner steps up and offers to help out.
- Tom encouraged everyone to consider a possible opportunity to join the Board.
 - Tom asked for any volunteers, or nominations. Any person nominated must to be present.
 - No one present at the meeting volunteered or provided a nomination for Treasurer. Tom said if you think of anyone later, or your neighbors are interested; please let an HOA Board member know.
- B. Tom said another open Board position is the Social Chair position. This position helps consider ways to gather the homeowners together. This position was filled in the past and it has been vacant for a few years. Asked for any volunteers or nominations for Social Chair.
- No one present at the meeting volunteered or gave nomination for the social chair position.
 - **UPDATE (6/01/2022) – David Murphy has volunteered to join the HOA as Treasurer. Thank you for joining David.**

Unfinished Business:

- A. Shadow Ridge garage sale -- is set for weekend of April 29th & 30th. The large garage sale sign will be put out at the entrance.
- B. Exterior Home Improvements -- Anything a homeowner wants to do, needs to get HOA Board approval. You can send an e-mail to the Board, explaining your intent. This allows the Board to review and comment, to keep things looking similar.
- C. Landscape – This past fall of 2021 there was a lot of cleaning and pruning done by the sub-division entrance sign.
- D. Yearly HOA Dues: -- Tom explained that the Board had several discussions about the annual dues.
- Shadow Ridge's annual dues are \$85 and has not risen since Shadow Ridge was built.
 - Landscape and mowing services are the biggest HOA cost every year; and with labor and product costs rising along with inflation; this expense will continue to increase.

- If all homeowners pay their dues on time, there should be no reason to raise yearly dues in the near future.

Unfinished Business: -- (CONTINUED)

- The intent is to not raise the annual dues if we don't have too.
- When homeowners do not pay their annual dues on time, it makes it difficult to budget for our costs.
- Annual dues notices go out in February of every year. The dues are due by the end of March the same year.
- Some homeowners do not pay on time, and it takes effort & costs to follow-up to collect.

Tom explained that the HOA Board is proposing to make these changes to the annual dues process:

- Annual dues notices go out in February of every year (no change from what is currently done).
- The dues will be due by June 30th of every year, instead of March 31st. (adding 3 months to pay dues).
- Have a "late fee" of \$40 to be paid by any homeowner that does not pay their annual dues by June 30th of each year. This \$40 late fee would be added to the dues of \$85 for a total amount of \$125.

Tom asked if any homeowners had other ideas, or comments on the proposed changes; and opened meeting up for Discussion:

1. One homeowner asked how does the HOA Board collect the late fee?

Ans: The Board really does not have a viable option; other than eventually when the homeowner wants to sell their house; all dues and late fees owed will be paid to HOA Board by the Title Company.

2. Another homeowner suggested to send the bills out with a due date of March 31st, showing late fees of \$15, and to "please pay promptly".

3. Another homeowner asked if the 2022 year's dues were sent out by physical mail or e-mail?

Ans: The 2022 dues were sent out to homeowners via e-mail (those homeowners, that the Board did not have e-mails for, were sent by physical mail).

4. Another homeowner suggested a text-message be sent out as a gentle reminder for any homeowner that has not paid.

A motion was made on the floor to increase the HOA yearly dues to \$100. The motion was seconded.

Discussion ensued. During discussion the homeowner that made the original motion, stated he was withdrawing his motion from the floor. The motion was withdrawn.

A new motion was made on the floor to add a late fee charge of \$40 to the HOA annual dues, to be paid by homeowners if the annual dues are not paid by June 30th for continuing years, and to begin the assessment of the late fee of \$40 to this year's (2022) dues. The new motion was seconded. Discussion ensued. The motion was put to a vote; and the motion passed (none opposed).

HOA Treasurer will re-send out the HOA dues invoices to those who have not paid yet. The notices will be mailed.

New Business:

- A. Tom said there was no news on the Prairie Farms phase expansion. The developer is making changes and has not come back to the city of Olathe planners. The planner will advise Shadow Ridge when changes are made. If you have any questions on the details of the Prairie Farm sub-division phase expansion; to reach out to Tom.

Meeting Close:

The meeting adjourned at 8:30pm. On behalf of the Shadow Ridge HOA - Directors we would like to thank all those attending the meeting. A special thank you to Debbie McCarthy for her 5+ years as an active participant on our HOA Board. Thank you for your participation!

Shawn Klingele
HOA Secretary