

**Shannon Valley Homes Association  
Board Meeting Minutes  
July 12, 2022**

**Board members present:**

Griffin Gatewood, Vice President  
Tony Kays, Treasurer  
Holly Stark, Secretary  
Chris Slimm, Member-at-Large

**Also present:**

RJ Allen, Home Association Solutions  
Residents listed on Schedule 1 attached hereto

**1. Call to Order**

Griffin Gatewood called the meeting to order at 7:05 p.m.

**2. Open Comments**

Residents spoke of concerns regarding grounds care and possible violations including those concerning vehicles that were not allowed to be parked in driveways.

**3. Board Response**

The Board discussed possibly establishing a grounds committee to evaluate the landscaping and provide suggestions for improvements. The Board gathered information regarding the addresses of the properties with possible violations so they could be reviewed and handled.

**4. Minutes**

Upon motion duly seconded, the May 10, 2022 minutes as presented were approved.

**5. Financials**

The year-to-date financials were presented and discussed. The financials showed a healthy condition of the SVHA with expenses on track for the year.

**6. Directory/Website**

Upon motion duly seconded, the Board approved the expenditure of \$300-\$450 to pay for services to HOA Sites to allow Shannon Valley to create a new website. Once residents register on the new website, there will be a directory accessible to residents under password protection. The website will also have a more user-friendly interface so more volunteers can be trained to use and update the website.

**7. Board Vacancy & Officer Positions**

Initially, Paul Wildgen and Matthew Elyachar each expressed their desire to be candidates to fill the Board seat vacated by Libby Hayes. Both spoke of their background and reasons for desiring to be on the Board. After discussion, Paul Wildgen decided to withdraw his name from consideration, but instead take part on a committee as a non-Board member.

Upon motion duly seconded, the Board appointed Matthew Elyachar to fill the Board position vacated by Libby Hayes until the end of the term in November.

Upon motion duly seconded, the Board established two committees. The first committee is the Grounds Committee. The Grounds Committee will be chaired by Board Member Chris Slimm and have resident Becky Switzer on it. The second committee is the Website Committee. The Website Committee will be chaired by Board Member Tony Kays and have Board Member Matthew Elyachar and residents Kerry Svendsen and Paul Wildgen on it. The new committees can meet from time to time in person and electronically and bring recommendations and reports to the Board.

Upon motion duly seconded, the Board agreed to assign the following officer positions for the remaining term:

Griffin Gatewood, President;  
Chris Slimm, Vice President;  
Tony Kays, Treasurer;  
Holly Stark, Secretary; and  
Matthew Elyachar, Member-at-Large.

**8. Architectural Control**

Upon motion duly seconded, the Board approved the request for a four foot wooden fence at 11552 Carter Street subject to the resident obtaining all the permits and surveys required by the City of Overland Park.

**9. Social**

The Board discussed the status of the block captains and block parties. One of the Board members agreed to work on confirming and procuring block captains as well as moving forward with planning the Oktoberfest event on October 15, 2022.

**10. Next Meeting**

The next Board meeting will be held on Tuesday, September 13, 2022 at 7:00 p.m. at Grace Covenant Presbyterian Church, 11100 College Blvd, Overland Park, KS 66210.

**11. Executive Session**

The Board conducted an executive session to discuss non-public issues such as the status of unpaid dues by residents and collection efforts for Home Association Solutions to take as to the three remaining accounts that have not paid their annual 2022 dues yet.

**12. Adjourned**

There being no further business, the meeting was adjourned at 9:36 p.m.

## Schedule 1

Bruce Roberson  
Judy Roberson  
Jerry Nalley  
CeeAnn Neuenschwander  
Jim Neuenschwander  
Paul Wildgen  
Bob Kearney  
Elaine Tobias  
Marie Boatright  
William T. Popplewell, III  
Matthew R. Elyachar  
Richard Triola  
Michelle Pryor  
Kerry Svendsen  
Gary Fox  
Serge Hansel  
Becky Switzer  
Russ Townsley  
Doug Bailey  
Denyse Heaney

DRAFT