

**Shannon Valley Homes Association
Board Meeting Minutes
September 13, 2022**

Board members present:

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

Also present:

RJ Allen, Home Association Solutions
Kim Kontak, Resident
Roger Kontak, Resident
Paul Wildgen, Resident
Russ Townsley, Resident

1. Call to Order

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

2. Minutes

Upon motion duly seconded, the July 12, 2022 minutes as presented were approved.

3. 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. The Board discussed the unresolved issue regarding additional charges billed by the sanitation company that remains outstanding.

4. Committee Reports

a. Directory/Website

The Website Committee reported that they had signed up for web hosting services with HOA Sites. The Committee has started building out the shell of the website. The Committee requested pictures of the neighborhood to use on the new website. One Board member agreed to help provide some photographs. There is still a lot to do, but positive progress has been accomplished.

b. Grounds/Maintenance

The Grounds Committee reported that they are currently interviewing two potential service providers to do the landscaping services. The Committee will also request a landscaping services proposal from the current service provider. The Committee will be in-charge of procuring some solar Christmas lights and other holiday decorations for the common areas.

5. Solar Lights at the Pavilion

Upon motion duly seconded, the Board approved the installation of 4 solar lights on the pavilion to be installed at the cost of \$1000 total for equipment and installation. The goal is to have some or all of these lights in place before Oktoberfest.

6. Social

Oktoberfest will be held on October 15, 2022, from 4 p.m. to 8 p.m. at the Shannon Valley Park and Pavilion. The neighboring communities of Indian Creek and Hunter's Pointe will help plan and

volunteer at the event. The expenses will be split pro rata based on number of residents between the neighborhoods. There will be food, drinks, and entertainment provided at no cost to residents.

7. Open Forum and Board Response

One resident asked the status of certain issues that had been discussed in prior Board meeting minutes. The Board responded with the updates on such issues.

8. Executive Session

The Board conducted an executive session to discuss non-public issues such as the status of unpaid dues by one resident and collection efforts for Home Association Solutions to take to collect such unpaid annual 2022 dues as to this resident.

The Board also discussed the delegation of duties where Home Association Solutions would be the first responder for resident emails during business hours with copy to the Board members. Board members would do their best to respond to resident emails during non-business hours with all other Board members copied so everyone could see the reply. Home Association Solutions will consult with the Board for any responses that need input from the Board prior to being sent.

9. Next Meeting

The next Board meeting will be held on Tuesday, October 25, 2022 at 7:00 p.m. at Grace Covenant Presbyterian Church, 11100 College Blvd, Overland Park, KS 66210.

The Annual Meeting will be held Friday, November 11, 2022 at 7:00 p.m. at Grace Covenant Presbyterian Church, 11100 College Blvd, Overland Park, KS 66210.

10. Adjournment

There being no further business, the meeting was adjourned at 9:07 p.m.