

**Autumn Ridge Homes Association
Minutes of the Board of Director's Meeting
September 27, 2008**

Meeting called to order at 6:10 p.m.

Present: Tiffany Allen – President, Nikki Swartz – Treasurer, Carolyn Vellar – Board Member, Scott Wilkerson - Architectural Control Committee. **Absent:** Melissa Goslee – Secretary and Earl Jameson – Vice President. **Guests:** Shannon McCant – Curry Association Management Co. and Mike Lowe, Autumn Ridge Resident.

Minutes of Previous Meeting – Minutes from August 2008 meeting were not available for review.

Autumn Ridge Budget 101 – Scott Wilkerson gave a brief overview of matters the board might consider when establishing a budget for the Homes Association. Do not be overwhelmed by accounting terminology. Need to consider future expenditures and start dedicating dollars each year towards the following future maintenance projects and others to be determined:

1. Resurface Pool in 5-7 years – possible cost \$42,000
2. Resurface deck in 5 years – possible cost \$25,000
3. Annual Cabana maintenance - \$2,200 – in 2-3 years deferred maintenance will catch up with us
4. Replace playground – possible cost \$30,000+

Consider a spending plan and list other maintenance issues such as painting the rod iron fence, new landscaping at pool and entrances, redo kitchen area etc. Scott Wilkerson and Nikki Swartz offered to work on the budget and present at next board meeting. Pool Committee and Social Committee will be asked to prepare and submit their budget request for 2009 to the board.

Communication from Residents – Mike Lowe, 5015 NW 90th Street, mLOW@kc.rr.com, 816-436-4610 was present to request that the Autumn Ridge Covenants be amended to allow residents to “go green” and use solar, wind power or other forms of energy saving devices on their homes. Recommended that Mike research the issue and make a presentation to the annual homes association meeting in Spring 2009. 75% of homeowners would have to vote and agree to amend restrictions. Carolyn volunteered to contact our attorney to clarify definition of “public site view” and “solar” as stated in covenants.

Phone Calls from Residents -

Tiffany reported phone calls from residents requesting late fee's on dues be waived. Also, realtor called to request we release and forgive amount of lien on a property. Board members unanimously agreed not to waive or forgive any funds due the

homes association. Tiffany also has received complaints of dogs running loose in the neighborhood.

Management Report –

Work Action List - Shannon McCant, Curry Association Management Co. reported that cracks on pool deck have been filled.

Hot Delinquency List/Lien List – Shannon reported that demand letters would be sent for any amount that has not been paid in 2008. Next step is to get judgments in court for the amount. Liens will not be released until the lien fees have been paid.

Financial Summary – see attached report. Board reviewed summary and it will be submitted for audit.

Violations Log – See attached report.

ARC Summary – See attached report.

Old Business

Enforcement of Restrictions – Carolyn Vellar shared letter received from our attorney, Matthew J. Chiasson, Gunn Shank and Stover concerning enforcement of restrictions. See attached letter. Basically the Association has two years to bring an action regarding violations of the covenants in regards to construction of buildings or visible improvements on land. There is a ten (10) year statute of limitations to other types of restrictive covenants.

Pool Repairs for 2009 – Shannon is requesting bids for power washing and staining the fence along property and pool house and also motion lights outside the cabana. She is checking cost of sign for fence by pool listing Autumn Ridge and website address.

Playground Equipment – Shannon reported that Fry and Associates reviewed the playground and stated that it needed 12 inches of mulch and that some features are a safety hazard. Fry and Associates will send us a bid on options to replace portions or the whole playground. Current playground is not designed for small children. Portions of the fence will need to be removed to make playground equipment changes.

Block Watch Update – Nikki reported that a Block Watch meeting would be held on Monday, Oct. 13, 2008 at North Heartland Church, 4800 NW 88th Street beginning at 7:00 pm. All residents are invited to attend. Flyers announcing the meeting will be delivered to all residents in the next week.

Officer Dan Watts, KCMO Police Dept. North Patrol Division, will present information about block watch at the meeting.

Pool Ladder Bid – Tabled until next meeting.

2009 Mowing Bids – See attached spreadsheet. Board reviewed bids and approved Ackerson's Lawn for 2009.

New Business

Sod vs. Seed at Monument Bid – Board members approved expenditure of \$275 for replacement of sod.

Northland Pools 2009 Contract – Proposed Contract for 2009 is \$32,000 versus 2008 of \$28,000. 2009 pool year will be one week longer. Discussed ways to reduce contract charges by having lifeguard on duty only during high use times. Contract will be discussed again at the Oct. board and then approved.

2009 Draft Budget – Draft budget reviewed. Nikki and Scott will work on budget and present at Oct. 2008 board meeting.

Shannon reported that Curry Management fees would increase \$55 a month beginning January 2009. Current fees are \$1,000 a month. Board approved payment of increased fees beginning January 2009.

Next Board Meeting will be held on Wednesday, Oct. 22, 2008 at the home of Tiffany Allen beginning at 6:30 pm.

Meeting adjourned at 8:30 pm.

Respectfully submitted,

Carolyn Vellar
Autumn Ridge Board member