

HOA Annual Meeting  
February 15, ,2022

In attendance: Kim Duffie-President, Steve Pappas- VP, Rob Souchon, Mike Quinn, Karen Ross-Treasurer, Dan Duffer, Paul Liguori, Alicia Reece-Property Manager, 7 additional homeowners.

Call to order 6:31pm

1. See Annual Meeting Slideshow
2. Items of discussion:
  - a. Slide 4 ACR requests:
    - i. Submit via the CINC homeowner portal.
    - ii. Make sure you have your account is set up for access to Architectural Change Requests, violation records and comments, annual dues payments, etc.
  - b. Homeowner asked if HOA can do anything about cars parked on the street. That is a Johnson County Ordinance. Homeowners can call the Johnson County Sheriff's Office non-emergency number and ask them to patrol and ticket.
  - c. Financials- Board Member Dan asked property manager if we can look into investing a portion of HOA reserves into bonds to make some extra money.
  - d. Slide 13 Reserve Study:
    - i. Board member Dan and a couple of homeowners had questions about the accuracy of the amounts and the projected rate of inflation.
    - ii. Board and homeowners discussed the items and all agreed together that we would like to see a bit more work put into it before making an official report to the whole neighborhood.
    - iii. One homeowner does this type of work for a living and he volunteered to help us fix it.
  - e. Slide 14 2022 plans:
    - i. Steve mentioned that we may also want to discuss security cameras at the entrances to the neighborhood that can record license plates and report to the police to help detect and deter crime. Especially once I-69 comes through.
    - ii. Rob explained how the technology works and cautions, do we want "Big Brother" to be able to track us? Just something to think about as we discuss it further.
    - iii. This can be added to the homeowner Google survey we will be presenting later this spring or summer.
  - f. Slide 16- ACR forms in CINC:
    - i. Must fill out the whole thing and attach all documents, not just the initial quick 6 questions.
    - ii. ACR committee votes on these based on the rules of the covenants, not their personal opinion of whether or not they like the project.
    - iii. All board members can see the requests, but the 3 committee members are the only ones who vote, unless it's something big or new.
  - g. Slide 22- Elections- Not enough homeowners present or via proxy to vote, so the board defaults to staying the same. Any new board members can be appointed at any regular meeting.
  - h. Confidential- No confidential portion of meeting at Annual Meeting.
3. Adjourned at 7:55