

St. Andrews Place Homeowners Association Meeting
February 23, 2022, 7:00p.m.
Goddard United Methodist Church

1. Opening of Meeting

a. Call to Order

i. Board Chair, Matt Noble called the meeting to order at 7:08p.m.

b. Approval of January 24, 2022 Minutes

i. Minutes from the previous meeting were included in the community packet.

ACTION: A motion was made and seconded to accept the minutes as presented. Motion carried.

2. Financial Review

a. End of month statement - the end of month statement was included in the community packet. (information only)

b. Discuss snow removal, lawn care and pond maintenance

i. The HOA offered the opportunity for the board to hire a company to provide snow removal for the development.

ACTION: The board declined the additional service opportunity as they felt the service provided by the City of Goddard was adequate.

ii. The lawn care contract expired in December 2021. The board discussed whether or not there was an interest in renewing with that company. The Vice Chair, Liz Blubaugh stated she understood Spring Hill was looking at getting new bids and we might consider partnering with them to get better pricing.

ACTION: The board asked the HOA to look into that and obtain additional bids. This information will be reviewed/discussed at the March meeting.

c. Intent to Lien on Accounts - The board reviewed this information in the Executive Session.

d. Utility Bills

i. The board discussed whether or to take over the paying of the bills or have the HOA continue to provide that service on our behalf.

ACTION: The board determined that until the board becomes more familiar with the operations and their responsibilities that the HOA will be asked to continue to provide that service. The board also reserved the right to re-address this and other duties the HOA provides in the future as warranted.

3. Old Business

a. Inspections, letters and fines

i. The board proposed, at the meeting in January, to halt the HOAs activities regarding drive-bys, inspections and letters.

ACTION: A motion was made and seconded to continue the postponement of this activity and readdress at the March meeting since it is winter time and not much exterior work can be done at this time. Motion carried.

ii. The board asked the HOA for information on fines, fees, and assessment process. Per the HOA, the fines/fee process was put in place by the developer.

b. Compliance Log - the board reviewed this information in the Executive Session.

St. Andrews Place Homeowners Association Meeting
February 23, 2022, 7:00p.m.
Goddard United Methodist Church

4. New Business

a. Sidewalk Replacement

- i. Owners that have a sidewalk adjacent to their property are responsible for maintaining the sidewalks. Any sidewalk that is adjacent to a common area is the responsibility of the HOA.
- ii. A board member contacted the City of Goddard regarding their responsibilities for sidewalk maintenance. Their response was if the sidewalk is between the easement of the property and the street, they will take care of it.

ACTION: The information regarding easements will be reviewed and readdressed with the City of Goddard to obtain more clarity. This will be reviewed/discussed at the March meeting.

b. Community Email Address/Website

- i. The development currently pays \$45 per month to the HOA for access to a website. This website will be used to house all pertinent information for homeowners including but not limited to the Covenants, Board Agendas, Minutes, FAQs, etc. In addition, an email address will be developed for ease in homeowners use should they want to communicate with the board members with any questions or concerns.

ACTION: A link to the website and email address will be shared with homeowners as soon as it becomes available.

c. Covenants/bylaws review

- i. The board had reviewed the covenants and bylaws.

ACTION: The board does not recommend any changes at this time. However, they encouraged residents to review them and welcome any feedback/suggestions.

d. Review/approve payments of bills at future meetings

- i. The board discussed whether or not to take over the paying of the bills or have the HOA continue to provide that service on our behalf.

ACTION: The board determined that until the board becomes more familiar with the operations and their responsibilities that the HOA will be asked to continue to provide that service. The board reserved the right to re-address this and other duties the HOA provides in the future as warranted.

5. Open Forum - HOA Members Questions or Requests (A=Answer, Q/C=Question/Comment, R=Request)

Residents brought forth concerns to the board's attention.

- Q/C: A resident is concerned about his property value as another neighbor on his street is not maintaining his home or yard. He wants to know what, if anything the board can do about that. A: *Details of specific neighbors currently under assessment/fine process cannot be shared but the board committed to look into the matter.*
- Q/C: A resident thanked the board members for agreeing to serve in support of the community. He understands the value an HOA brings and appreciates our oversight of the HOAs activities. Does not recommend renewing Yeisley's lawn maintenance contract and specifically mentioned the common area around the pond on 183rd Street (weeds). In addition, a family member of theirs built a

**St. Andrews Place Homeowners Association Meeting
February 23, 2022, 7:00p.m.
Goddard United Methodist Church**

home that backs up to a retention pond. The pond is an eye sore as it is not retaining water. The lots were sold as a lake lot and they paid extra to build there. Is the developer required to fix it and/or is there any legal action they can take as it appears to be false advertising relative to paying more for a lake lot when there is no lake? *A: The Board thanked him for his feedback regarding the lawn maintenance. The board also stated that any legal action would be a private matter for those homeowners and not actionable by the board. However, the board committed to looking into the cost of what it would take to "fix" the issue. That information will be brought back to the March Board meeting for review and further discussion.*

- Q/C: A resident asked that we look into the annual membership dues amount and determine, based on the financials, whether or not that amount is still warranted. *A: The board took that comment under advisement.*
- Q/C: A resident stated he didn't sign a copy of the bylaws or covenants when he purchased his home. In addition, if the HOA is only issuing fines based on what sides of the home they can see from the street, what is the assurance that the rest of the home is in compliance? *A: The covenants were in place before the first house was built. When you purchased your home, you were made aware that it was a covenant community. Those documents should have been provided at closing or by your realtor. Or you could have contacted the HOA to obtain a copy. Lack of knowledge doesn't negate compliance. In addition, the assumption is that the rest of the home is in the same disrepair. The board asked that homeowners to be sensible and properly maintain their properties for the betterment of the community.*

6. Executive Session - the Board adjourned to executive session at 8:02p.m. The residents were excused and invited to return in 25 minutes.