

**St. Andrews Place Homeowners Association Meeting**  
**June 30, 2022, 7:00p.m.**  
**Holy Spirit Church**

Board members present: Liz Blubaugh; Bobby Knoblauch; Joelle Dreiling (recording secretary);  
Steve Fry; Matt Noble

HOA Representative present: Amy Kelsey

Board members absent: Al Patchett

**I. Opening of Meeting**

a. Call to Order

i. Board Chair, Matt Noble called the meeting to order at 7:07 p.m.

b. Approval of February May 26, 2022 Minutes

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.

**II. Financial Review**

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

**III. Old Business**

a. Retaining Pond Fix

Waiting on contractor bids.

b. Pond Water Quality

Tabled this topic until the next meeting as the person who is working on this was not present.

c. St. Andrew Website

The neighborhood website will cost \$164.96 for a one year subscription that includes an email. The website would be used to communicate community events, etc. The email can be used by residents to contact the board.

**ACTION:** A motion was made and seconded to approve the cost of the website for community benefit. Motion carried.

d. Pool night

Unfortunately the Goddard pool doesn't have any nights open for an event. Next year, we'll check in earlier in the season.

e. Empty Lot in the Neighborhood

There is some confusion on who actually owns the lot. The common areas and the lot still show as being owned by Paul Kelsey (the developer). The HOA will follow up on how to move those areas into the development's name. Once that is done, we can discuss options (i.e., Playground, community garden, etc.).

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f. Construction Traffic

Neighbor Jayme Coyne is a member of the Goddard City Planning Commission. He said you need to document and address any repair for damage done by the construction work and send it to them in an email every time new damage occurs. Items need to be addressed as they occur so they have a record of it. Residents can also attend a City Council meeting to speak their concerns as well.

g. Resignation of Board Members Al Patchett and Joelle Dreiling.

A motion was made and unanimously seconded to decline the resignation of Al Patchett. Community members were reminded to treat others with respect. This includes in person and on-line interactions.

Joelle Dreiling notified the board that she will be listing her house for sale and will need to resign from the board.

h. New Board Members

The board is in need of two board members (to replace Justin and Joelle).

i. Sidewalks

600 feet were estimated to need fixed. The quote will be shared at the next meeting. Board member Joelle Dreiling suggested a map be shared with the community members highlighting the identified sidewalks in need of repair. Residents would then need to contact the board to self identify sidewalks if they are not noted on the map. If they are not noted, then they will not be repaired and could require repair by the owner.

Remaining old business: a) Sprinklers – at the time of the meeting, the timing had not been fixed. The HOA rep was asked to contact the lawncare company to remind them again to modify the timing/frequency. b) Downed tree on SE corner of the large pond – Resident Clint Melton was in attendance and offered his assistance and mentioned it would be a group Boy Scouts project. The board accepted his offer of help and the HOA reminded him that the development was not responsible for any accidents or injuries incurred during this volunteer activity.

IV. New Business

a. Solar Panels

Discussed with the resident in executive session.

b. Exceptions to Covenants

A current resident asked the board to approve an exception regarding the amount of trees required on a property. However, the resident decided against continuing with the exception request and planted the tree. No action needed.

c. Covenant Amendment – solar panels

As discussed in section A, an amendment will not be pursued.

d. Bridge over low are on walking path along small pond on 183<sup>rd</sup> street.

Board member Joelle Dreiling asked if a bridge could be built over the low area on the west pond as during heavy rain, that section is under water and impedes the ability to enjoy the walking path along the lake. Since that area is a protected wetland it is most likely managed by

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the Army Corp of Engineers (ACoE). The HOA rep will get with a contractor who is familiar with the ACoE and will also connect with the Goddard City Council to obtain their approval as well.

Open Forum - HOA Members Questions or Requests (A=Answer, Q/C=Question/Comment, R=Request) *Note: contrary to the agenda, the open forum occurred prior to executive session.*

Residents brought forth concerns to the board's attention.

- Q/C: A resident proposed amending the pond signs to say no motorized watercraft in order to allow non-motorized boats, kayaks, etc. *A: The HOA representative will check with our insurance carrier, American Family, to see if they will cover that type of activity.*

V. Executive Session - the Board adjourned to executive session. The residents in attendance were excused, with the exception of Chris Melton, and invited to return after the executive session concluded.

The board discussed in depth the request from the homeowner, Chris Melton to install solar panels on his home. The covenants don't mention anything about solar power/panels. The HOA member present recommended not amending the covenants as it is time consuming and costly (lawyers, etc.). The HOA representative recommended any requests regarding solar power/panels be handled via the architectural committee. At present there are only two members on the committee so one of the two members suggested the entire board vote on this topic until more members can be added to the committee. The architectural committee would then work on setting parameters on approvals regarding this item moving forward.

**ACTION:** A motion was made and seconded by the board to approve Mr. Melton's request to add solar panels to his property. Board member Joelle Dreiling abstained and recused herself from voting. Motion carried.

*ACTION: A motion was made and seconded to accept the nomination of Mr. Melton. Motion carried. Mr. Melton re-joined the meeting as a board member from that point forward.*

The board reviewed delinquent accounts. Progress, albeit slow, is being made.

#### VII. Reconvene and Adjournment

The board reconvened. After the executive session, neighbor Chris Melton expressed an interest in serving on the board to fill one of the empty seats. He also expressed an interest in serving on the design review committee (DRC) as well.

**ACTION:** A motion was made and seconded by the board to accept Mr. Melton's self -- nomination to the board and DRC. Motion carried. Mr. Melton was welcomed to the board and joined the board as a member for the remainder of the meeting.

**ACTION:** A motion was made and seconded to adjourn the meeting. Motion carried. The meeting adjourned at 8:13p.m.