

**St. Andrews Place Homeowners Association Meeting**  
**March 24, 2022, 7:00p.m.**  
**Holy Spirit Church**

I. Opening of Meeting

a. Call to Order

i. Board Chair, Matt Noble called the meeting to order at 7:03p.m.

b. Approval of February 23, 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.

II. Financial Review

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

i. A question was raised about the expense for salting the entranceways.

The HOA representative responded the application was planned and approved by the HOA prior to the transition to a community board. (item IV, b on the agenda)

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.

III. Old Business

a. Inspections, letters and fines

i. The board asked questions of the HOA representative to better understand the process surrounding inspections, pictures, letters, fines, timelines, etc. In addition, the board revisited whether or not they wanted to reinstate the inspections (after a two month delay).

**ACTION:** A motion was made and seconded to reinstate the inspections since the weather is warming up and residents will be able to begin exterior work if warranted. Motion carried.

b. Sidewalks

i. The City of Goddard was contacted regarding their responsibility for sidewalk maintenance. The City manager responded that Goddard used to have a program to take care of sidewalk repairs however that program is no longer in place. Per the Covenants, sidewalks that are adjacent to homeowner's' properties are the responsibility of the property owner.

**ACTION:** After much discussion surrounding the large number of sidewalks in our development that are in need of repair, and in an effort to keep our residents safe, the board requested the HOA to obtain bids for repair of all damaged sidewalks throughout the development and would like to consider using HOA funds for these repairs. Bids and additional discussion will be reviewed at the next meeting.

c. Community Email Address/Website

i. 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:** The email is under development and will be communicated soon.

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d. Mow bids

- i. The board reviewed the three bids presented. The Yeisley bid had the most comprehensive and best cost of the three.

**ACTION:** The board selected Yeisley as the vendor of choice and will schedule a meeting with them to communicate services expectations regarding weed control, sprinkler maintenance/spray/timing, etc. (especially since complaints were voiced regarding the weeds in the area along the pond on 183<sup>rd</sup> street). In addition, the board will share this information with Spring Hill and Seasons in an effort to obtain a larger discount if all three developments select Yeisley as well.

e. Retention pond fix

- i. The HOA was asked to obtain bids and options regarding a “fix” to the retaining pond that does not hold water and has been deemed unsightly by homeowners.

**ACTION:** Unfortunately, the representative that was supposed to provide that information was on vacation so this item will be readdressed at the next meeting.

IV. New Business

a. Drainage Problems at the lake off 183<sup>rd</sup>

There was an area just outside a homeowner’s fence where the area was being eroded and was unsafe for residents to walk in that area around the lake. The board was sent pictures and was asked to review what could be done about that area.

**ACTION:** The drainage issue had been resolved as of the meeting. Therefore no action was needed.

b. Salting charge for February 2 & 3, 2022 (see section II, I of the minutes)

c. Additional new business brought forth – Tax Package Approval

**ACTION:** The board reviewed and signed the prepared tax documents for submittal to the appropriate government agencies.

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: Resident expressed concerns on the process relative to inspections, letters and fines. They moved to an HOA neighborhood from a non-HOA neighborhood because they wanted to live in a community that maintains its properties which aids in protecting the value of their home. They are concerned the timeline between first notification, second notification and fines is too long as it could be two months before a fine is implemented. In addition, they mentioned it would be nice if a newsletter could be developed and distributed. They do not use the Facebook page so would prefer a mailing or email of the newsletter. *A: The board thanked them for attending and for expressing their concerns and agreed to consider making changes to the current process and will put together a draft newsletter for review and feedback.*

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*Homeowners are encouraged to comply with any notifications they receive and if they need time to complete the work to communicate with the HOA the plans set in place so that additional letters and fines can be avoided. Please protect your investment and help keep our neighborhood great.*

- Board Chair Matt Noble wanted to go on record to state that neighbors should not call other neighbors ridiculous. It was brought to his attention that Sheri Runberg made negative comments about the board on a neighborhood Facebook page, and he feels name calling is not appropriate. We are a new board, and we are learning. Please give us some grace. *A: Not all board members are members of or have stopped visiting the Neighborhood Facebook page due to the many negative comments that are placed out there. The board believes the comment made was due to the lack of notice for the March meeting. The board has communicated with the HOA that they expect, in addition to a notice that is placed on the HOA website, that an email be sent as well. In addition, signs will be purchased and placed at each entrance announcing the date, time and location of the meeting. The board encourages all residents to attend and wishes to advise that the Facebook page will not be used for HOA activities and/or information.*
- A board member mentioned the wooden fences facing 183<sup>rd</sup> street are unsightly and in need of attention. *A: The board politely asks those neighbors to take a look at the street side view of their fences and make changes to make them more presentable. The board may look into building a permanent structure to block the view of those fences in the future but will not address at this time.*

Executive Session - the Board adjourned to executive session to review four accounts. The residents in attendance were excused and invited to return after the executive session concluded.

The board reconvened and made a motion to approve the following actions.

- Account 19687 & 61731 – Waive the intent to lien fees as payments and notifications crossed in the mail.
- Account 61731 – Will not waive the fine and asks the homeowner to pay the fine and the past due homeowners association fees as well as contact the HOA office with a timeline to finish the identified projects/repairs.
- Account 19708 – the board was prepared to vote for a proposed settlement amount on this account, but no action was taken as all fines were paid in-full in advance of the meeting.

ACTION: A motion was made and seconded to approve the actions as identified on the above mentioned accounts. Motion carried.

## VII. Adjournment

ACTION: A motion was made and seconded to adjourn the meeting. Motion carried. The meeting adjourned at 8:50p.m.