

**St. Andrews Place Homeowners Association Meeting**  
**May 26<sup>th</sup>, 2022, 7:00 pm**  
**Holy Spirit Church**

Board members present: \ Matt Noble, Al Patchett, Steve Fry, Liz Blubaugh (recording secretary)

Board members absent: Joelle Dreiling, Bobby Knoblauch, Justin Wolf

I. Opening of Meeting

- a. Call to Order
  - i. Board Chair, Matt Noble called the meeting to order at 7:03 p.m.
- b. Reading of minutes
- c. Committee reports- no committees formed

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

II. Financial Review

- a. Treasury report: current balance read

III. Old Business

- a. retaining wall
- b. sidewalks

Steve called Police Dept. speed trailer on Sunset is currently not working, will be placed back on Sunset to record traffic when repaired.

Rodney stated he would get bids on leaking pond, the board requests that he proceed to do so, or provide contractor names.

Pricing for repair of the pond was tabled, would refer to see what the pond looks like after the rains.

Neighbor Jonathan Suda is working with the Dept. of Wildlife to get water quality tests of the ponds.

The St. Andrews website is up & running, Yrly costs \$100, with Hosting fee \$40/mo. Steve did develop the current content & noted that the free options do not work well. Steve will get quotes for other websites & Hosting other than HOA mgmt.

Neighborhood pool night: Liz will talk with City to see if we can schedule a few nights this summer

Lawncare: the sign was removed. Amy talked to Yeisley & will follow up on the large holes. Amy will also follow up with Joelle to locate the downed tree for removal.

Sprinklers: times have not been adjusted & are still going off at 6pm. An economical rain sensor was discussed, Request 4 am to accommodate walkers. Amy will request time & frequency change to every other day.

Dandelion problem seems to look better, although a neighbor stated that it doesn't seem to be taken care of.

Update on the Empty lot: 1 lot is owned by developer Paul Kelsey & 1 lot is owned by the city of Goddard.

#### IV. New Business:

Lots of complaints have been made regarding the construction traffic for patio homes. Neighbor Greg Bauer 2002 E. Sunset noted the damaged curbs, potholes & trash due to increased traffic. Board member Matt agreed that it is unsightly & will refer to the city. Liz will follow up with the planning commission & city to file a grievance, request repair, and request restricted access to construction vehicles. At least file a grievance & have the city/construction crew offer solutions to alleviate the traffic congestion as well.

Neighbor Michelle Mullins voiced concerns of rentals in the neighborhood. Concerns about turnover on rentals, affects on owner occupied home values. HOA will discuss amending covenants to restrict short term rentals. Also, advised to call City if there are any code violations. The HOA is not able by law to restrict occupancy.

Board member Steve has a covenants document he will post on the website.

The current Architectural committee was formed to include board members Joelle, Bobby & Al. The process to submit Project approval was discussed.

- IV. Executive Session - the Board adjourned to executive session to review two accounts and two project forms. 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 61736 – Waive the fees
- Account 44397 – resident did not attend meeting, no waiver was approved

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

#### VII. Adjournment

**ACTION:** A motion was made and seconded to adjourn the meeting. Motion carried. The meeting adjourned at 8:45 p.m