

SUNFLOWER MEETING

Date: February 16, 2016

Location: Tim Callahan's home

Attending:

- Board Members: Tim Callahan, Donna Lobdell, Don Westerhaus, Cathy Larson, Bev Malooley
- Jamar Representatives: James Eiermann, Tonya Newlin
- Guests: Melinda Kelley, Carol Wise

Meeting called to order at 7:01 p.m. by Tim.

Board positions were verified:

- President – Tim
- Vice President – Donna
- Secretary – Don
- Treasurer – Cathy
- Bev will assist Cathy

Update on directory given by Tonya.

- Delay due to door hanger bags being on back-order. We have received and bags are stuffed and ready for distribution. However, Don pointed out two small corrections on the map. Jamar will make changes, re-stuff bags, and deliver.

Review of November Meeting Minutes.

- Motion made by Cathy to approve minutes, seconded by Bev, all in favor, motion approved.

Financials:

- Tonya passed out November, December, and January Financials for review, and discussed.
- January AR shows six delinquencies, one of which is in foreclosure (hearing scheduled for March 4th). The HOA has filed a lien on this property. Total delinquency equals \$1754.60. Discussion on whether or not to fine delinquent owners. Don made a motion for Jamar to send out letters notifying delinquent owners that they have until March 15th to pay or receive a fine in the amount of 18%, said motion was seconded by Donna, all in favor, motion approved.
- Checking account total is \$23,058.04. No liabilities for January. January management fees will be taken out in February. Management fees are an annual amount divided by 12 months, and generally charged monthly against the budget.
- Received \$7589.20 in dues income for January.
- Budget vs. Actuals: Received 68.54% of income. No expenses.

- December (Year End) Budget vs. Actuals: Dues income at 103.39% due to some pre-payments. A little over on the annual meeting expenses (135.66%) and postage (125.83%). Legal fees were way over due to consultations with the attorney regarding drainage issue and more recent owner issue (215.92%). Yard Maintenance for entrance sign and flowers came in well under budget at 67.61%. Mowing came in under budget at 92.86%.
- Carol suggested we place reserve in an interest bearing account. Jamar will check with Old National regarding this and report back to the board.
- Received new bid on landscaping/mowing for 2016. Same price, but improvement in services.
- Moles becoming a problem. Discussion of traps, as poison peanuts are not effective.
- Donna made motion to approve November, December, and January financials, Tim seconded said motion, all in favor, motion passed.

Drainage:

- Carol presented the map she made in order to better understand the drainage issue.
- Videos showing drainage were played.
- Pictures were passed around with explanations of each.
- Jamar has been, and will continue to pursue this issue. James spoke with City attorney and he is helping our attorney by turning over paperwork if we want to pursue Phil Tapp. James also spoke to our attorney about Maston Court, and he will look into this and get back with us.
- City will not get involved, because it is not public property.
- Carol feels this is not something a homeowner can take on individually, as this involves three subdivisions and a school.
- Discussion on how many owners affected.
- Bylaws are not clear if HOA is responsible (lot to lot vs. 5 feet from house). Understanding is owners are responsible for their property from lot line to lot line. No common areas.
- Could eliminate HOA or change Bylaws.
- HOA can only spend up to \$5000/year without a vote for a special assessment.
- Some owners have already paid out to fix the problem, resulting in a fairness issue regarding reimbursement.
- This could be put to a vote at a meeting of the owners. Will continue to gather information and present at next annual meeting for vote.
- Jamar will continue to work with the attorney and report back. Have spoken with a hydrologist, and received information regarding rain gardens to slow the water.
- Tim will contact MCCSC to obtain records on retention basin at Summit that releases into Sunflower.
- Carol asked if the HOA is a member of CONA (Council of Neighborhood Associations). She will attend CONA meeting and look into options and report to board.
- Erosion holes causing danger to kids.
- Jamar will consult with insurance regarding drainage and dangers to kids.

Sink Hole Insurance – in policy, but application is tricky.

Sidewalk erosion:

- City will pay for labor, we pay for materials.
- Donna will check with City Engineer to see if they will still do this.

Snow:

- 8 or 9 homeowners signed up with Eads, and 8 or 9 owners signed up with Nature's Way.
- Over two inches must be shoveled.

Neighborhood Watch:

- Don went to City Hall and spoke with Andrew Cibor, city transportation and traffic engineer. He will look into the process and help the board thru the process to get signs up.
- James has a meeting set up with Vicky Provine of HAND regarding possibly receiving a grant to help fund the signs.
- Don sent Jamar information regarding the neighborhood watch email. Jamar will set up and send out information. Anita and James report findings to Officer Pam Gladish.

Welcome Committee:

- Anita and Edda are on this committee.
- Clint closing Feb 18th – Jamar will email new owners names.
- Extra packets of the directory have been requested, and Jamar will provide the board with these.
- James informed the board that someone is looking for a place in Sunflower with a basement, if they know of anything.

Design Committee:

- Tim, Clint, and Helen are on this committee. Will need a replacement for Clint. Tim will follow up with a possible third person.
- Don asked what happens if the 5 foot area is not kept up? Does the Design Committee get involved? Answer: Jamar will send an email/letter to those in violation. If this does not work, Design Committee will become involved.

Newsletter:

- Tim will prepare the newsletter.
- Needs to have article regarding mold on siding, with information and options.
- Reminder of rules.

Website:

- Tim is working on this.
- Go Daddy charges \$15 for the first year, then goes up to \$100

Minutes – DRAFT of minutes to Owners

Next meeting scheduled for May 17th at 7:00 p.m. at Donna's house (1566 W. Petal)

Motion to Adjourn made by Donna, Bev seconded said motion, all in favor.

Meeting adjourned at 8:40 p.m.