

## Board Meeting Minutes

1/31/18

**BUDGET:** Bids were presented and the Board voted on projects to pursue for 2018.

### **POOLS:**

- 2018 Pool contractor: Overland Park Pools, \$17,490 + chemical/paper products costs (approx. \$6000)
- \$3500 (estimated cost) for repairs/improvements: handrails to be installed per county requirements, automated flow meters, and improve signage (code requirement)
- Pool contractor indicated that the pool covers were not an immediate concern and could be in our 3-5 year long range plan for replacement

### **LAKE:**

- Expansion of aeration system at the lake was approved to reduce algae, chemical use and improve health of the lake. Contractor: Heartland Lake Management --\$13,000, approximately \$1000-1500 for electrical work needed to supply power to the expanded aeration system
- Lake Fountain: The lake management company that has treated our lake for several years advised that the fountain is 90% aesthetic and 10% functional for improved lake aeration. With costs of \$15,000 to build a new fountain and high energy usage/annual maintenance, it does not make financial sense to install a new fountain.
- Dock bids came in at \$12,678 for a floating dock and \$17,360 for a fixed dock (Williams Lakefront Construction)—based on costs to make the dock ADA compliant, few contractors who do dock construction and the fact that we already have a dock currently accessible to residents, we are tabling this project for 2018

### **GREENSPACE (ENTRANCE, PLAYGROUND AREAS, WALKING TRAIL):**

- Playground: \$25,000 was budgeted for playground expansion project and remodeling current playground site near the tennis court. Options will be presented and voted on in a later meeting.
- Tree stumps have been ground down near the edge of the dam (2/2018) and seed was added to reduce erosion and allow it to be mowed in that area. This will limit future tree growth on the backside of the dam where trees/brush were pushed back about 10 ft from the edge of the backside of the dam (11/2017)
- Spring cleanup projects will be discussed in the next meeting for the entrance and pool areas

### **WEBSITE:**

- Continued use of the website to pay HOA dues online
- Site updates include: meeting minutes, 2018 budget, updated fence/outbuilding forms
- Highlight projects and post pictures to keep residents informed

### **BUDGET:**

- Board will use excess funds from previous years to invest in improvement projects including lake aeration, playground equipment, and pool/code required updates. Efforts to minimize cost will be made by hiring our current mowing contractor to assist with tree trimming. Landscaping, mulch and some work at the sand volleyball pit area will be part of the Spring Clean-up. The Canyon Pool will be painted by board members. Additional funds with a dues increase will enable some projects to be budgeted for and completed in future years.