

Windsor Trace Homes Association Minutes

Date: July 22, 2008

12544 S. Logan Street

7:00p.m.

In attendance:

Brian Hamilton, Bob Seufferling, Joe Mueller, Mike Mueller, Sean O' Donovan, David Fairchild, Andy Hatcher, Kevin O'Brian, Hammana Johannsen, Alicia Hamilton and Melissa Davis

1. Meeting Called to Order
2. Review Minutes of Last Meeting
3. Report from President: Brian Hamilton
 - Brian is continuing to look for new solar lights for the entrance.
 - The second letter for the deeds and restrictions was sent out and several e-mails were received. Most wanted a draft composed and submitted for neighborhood approval. Most thought that the deeds and restrictions helped property values and safe guarded against some unwanted conditions.
 - Postcards will go out before all meetings as reminders.
 - We currently have three renters in the neighborhood and would like something placed in the deeds and restrictions about renting.
4. Report from Vice President:
5. Report from Treasurer: David Fairchild
 - We currently have 22 homes with outstanding dues totaling \$1,980.
 - We have a good size balance of \$20,493. However, our spending for next year will increase and dig into this excess
 - We have one lien filed.
6. Report from Secretary: Melissa Davis
7. Report from Social Director: Melissa Davis
 - We need to create magnets for the neighborhood.
 - Two welcome packets were delivered one to 20928 W125th Terr, Angie Smith and one to the renters at 12630 S. Clinton street.
 - We need to send out a letter getting information from neighbors that might be helpful for contacting them.
 - We are also going to add a helpful website to our welcome gifts: www.oznet.ksu.edu/johnson.
 - We have a block party tentively scheduled for September 20th.
8. Report from Architectural review:
 - There was a request for a paint job on 125th Street.
9. Report on Complaints: Joe Muller
 - We are currently looking for a good neighborhood lawyer just in case we need one.
10. Report from Good Samaritan Director:
 - This is a new position led by Kevin O'Brien. This position will help neighbors with tasks they cannot perform or with information on how to complete a project.

11. Comments from Directors at Large:
 - Bob thought it would be a good idea to get some deeds and restrictions from other neighborhoods to help with forming ours.
 - We need to make sure we know what is enforceable and what is not. Kevin will get on the Olathe City website and find some information on city ordinances.
 - There was concern for renters and what we can do to make sure the lawn and house are kept up and what can be done if they are not. Who is responsible the renter or the owner.
12. Open Session/Final Comments:
13. Establish Next Meeting Date
 - Tuesday August 12, 2008 at 7:00 p.m. at Brian Hamilton's house 12544 S. Logan Street to discuss the deeds and restrictions
 - Tuesday August 19, 2008 at 7:00 p.m. at Brian Hamilton's house 12544 S. Logan Street regular HOA meeting
 - Meeting Adjourned