**Leawood Townhome Association**

**02/28/2018 HOA Meeting Minutes**

1. **Call to Order**

Tom Monahan called the meeting to order at 7:10 p.m.

1. **Board Members Present**

Tom Monahan, Satch Bradford, Cheryl Welding, Heidi Kulas, Ashley Ellen Carey, Bill Cox, Mary McFarland and Anne Ream. Association president Michael Shaw was absent due to work.

1. **Non-Board Members Present**

Kathy Betts

1. **Agenda Items Discussed – Old Business**
	1. Final update on the overbilling issues with Transformation – The billing discrepancies have been resolved in the HOA’s favor. A lean waver has been signed by Transformations.
	2. Repair on units 12912 and 12914 is finally complete and now meets City Code requirement for the city of Bellevue.
	3. The CD held at First National Bank has been reassigned in Cheryl Welding and Tom Monahan’s name. The CD has been renewed for another 15 months at a 0.44% interest rate. Kathy announced the correction to the 0.59% rate listed in the meeting agenda.
	4. The monthly dues for the HOA were successfully raised from $150 to $180, effective March 1st, 2018.
	5. Kathy gave an update on Andrea’s unit.
2. **Agenda Items Discussed – New Business**
	1. Tom Monahan announced he has accepted the nomination of “snow czar”. HE will coordinate with Kathy regarding snow removal as needed. The agenda stated snow removal would be at 3+ inches of snow and several board members noted that past contracts had snow removal set at 2+ inches. Kathy and Tom agreed to verify the snow level listed in the contract.
	2. Kathy reported she has Larry scheduled to not only check on the three remaining units with previously identified roof damage, but that he will check all roofs to ensure no damage was overlooked. Weather permitting, the inspections will happen in mid-March.
	3. Kathy also will follow up with a contractor to ensure the remaining units requiring repair were inspected and assessed correctly by the claims adjuster.
	4. The HOA would like to continue to use Joe (Bellevue West High School shop teacher) for siding and painting maintenance jobs, Cheryl recommended to contact Joe after Easter. In the meantime, Kathy will find out if Joe is licensed and can pull all required permits before he does any work.
	5. Kathy reported on the delinquency summary she made available to the board. Benjamin Haynes (Unit 12916) owes $600 and is facing a lien if he does not get paid up. The board agreed to hold off filing paperwork for the lien until Monday, 5 March 2018. Chris Phillips (Unit 12806) is on the radar now and will face a lien if he does not pay up by the end of March.
3. **Other information discussed**
	1. Issues with Unit 12720 – damage to driveway/grass, lots of dog feces in the front yard. The board agreed it is time for a mailing to remind homeowners of their responsibilities.
	2. Mary voiced her frustration with the lack of repairs on her home. Her current has problems with rotten window sills, holes in the gutters, rotten deck posts, roof, and driveway.
	3. The Cheryl reported that something is chewing up the fascia on the corner of her unit. Kathy stated she will have Larry take a look at it.

The meeting was adjourned at 8:00 PM. The next meeting will be April 11, 2018 at Tom and Vita’s.