

## GladAcres HOA Board Meeting Notes ± May 21, 2019

Attendees: Andrew Kneisler (President), Jon Stanfield, Beth Johnson, Michael Reno, & Joe Battista; Not Present - Rachel Nab (Excused)

Meeting opened at 8:04 p.m.

### 1. Discussion Item ± Notice of New Fire Department South of BV Southwest (BVSU) Campus

Beth Johnson attended the community meeting at Aubrey Bend Middle School (ABMS). The station is expected to be smaller than the new one on Antioch near BV West. It will have one fire truck and one support vehicle. Projected to open in 2022. Board will update residents at the annual HOA meeting. Fire Chief has offered to address community groups upon request. Some residents have expressed noise concerns and traffic concerns. The fire truck will not sound its alarms until it reaches a major intersection. The projected service area had 89 emergency calls last year with 69 of them coming from BVSU or ABMS.

### 2. Discussion Item ± Road Improvements to Quivera between 175<sup>th</sup> and 179<sup>th</sup> Street.

The road will be closed this summer and fall to install a raised median and widen the lanes. Traffic into and out of BVSU will be diverted to 175<sup>th</sup> Street entrances. Phase two will be installation of a traffic circle at 175<sup>th</sup> and Quivera. Beth Johnson will prepare an update for the HOA meeting.

### 3. Finance and Accounting

HOA Checking Account balance is \$4949.63 as of May 21, 2019. The only regular expenditure is the fee for eNeighbors website. Board discussed whether to consider new or updated HOA monuments but decided to defer this issue until the impact of the road improvements on the current signage is known.

### 4. Discussion Item ± Simplify and Reorganize the HOA Covenants

Based on the development of our neighborhood in multiple phases there are a lot of confusing amendments to the rules that apply to which lots. Board expects that hiring a law firm to make the changes might require a special assessment to the HOA residents. The HOA residents would have to vote by a super majority to make any proposed changes.

### 5. Discussion Item ± Community complaints/Lot Maintenance Issues

There was one open concern about an unfinished building project. Andrew Kneisler agreed to update the homeowner that shared the concern.

### 6. Discussion Item ± Drainage Issues

None noted.

7. Garbage Service Update

Many residents have opted to switch to Gardner Disposal. There may be a small discount for those using Gardner if more people sign up.

8. Social Event ± Board member in agreement about hosting a social event and having the HOA provide the catering and supplies. Will look for a volunteer to host at the annual meeting and someone to serve as chairperson of the Social Committee.

9. Annual meeting set for Tuesday, June 25, 2019 from 6-8 p.m. at the Johnson County Library on 151<sup>st</sup> Street.

Meeting Adjourned at 9:45p.m.