

Siena HOA Board Meeting  
February 11, 2016  
7:00 P.M. at Silvestri Residence

Attendees:

Mario Sylvestri  
Diana Cokingtin  
Chad King  
Vijay Parthiban  
Jeff Montgomery

Minutes from December 10, 2015 Board Meeting were reviewed and approved.

Chad circulated the financial report as of 02/11/2016 for discussion. He noted that as of the date of the meeting, 40 of 43 residents had submitted payment for the 2016 Homes Association Dues. Everyone was pleased with the positive response and prompt payment of the dues by the neighborhood. He noted that our State Farm premium had increased 22% but after calling about the increase it was determined that most associations had experienced similar increases and it was decided that payment would be made. The increase was roughly \$273. Also, there was discussion about the difficulty in predicting costs for watering the common areas of the neighborhood, which is so dependent on the amount of rainfall in the area. There was some discussion regarding reserves and future dredging of the pond. Overall, the board was pleased with the financial condition of the Association at the current time and unanimously approved the budget proposed by Chad.

Diana led a discussion regarding the need for amendment of Association documents and costs associated with doing so. The estimate was roughly \$2,500 to update the documents and eliminate significant references to the "developer" and address some of the potential critical areas of concern for the Association. Updated and more specific documents would put the Association in a better position to address and enforce the rules and regulations of the neighborhood.

There was a brief discussion regarding the enforcement of minimum landscape requirements of Siena of Leawood and particularly some of the newer homes that were built that were potentially not aware of, or forced to abide by the minimum requirements. The residents of the homes in question were notified of the concerns of the Board and the ARC and it was determined that no action would be taken at this time as there was indication that additional plantings would be made this spring to be in compliance with the covenants of the neighborhood.

Family Farms was unanimously approved to install the approved landscape improvements that have been discussed for some time now and at the last two general Homes Association meetings with the entire neighborhood. The work is tentatively slated to begin in early April. The cost with everything that has been approved is just under

\$74,000 and the assessment per address will total \$1,800 with the first payment due in May and the final payment in October.

Mario learned that our future Homes Association meetings could be held at the Fire Station south of 143<sup>rd</sup> Street on Mission Road. There is no cost associated with using the Fire Station and will eliminate the need to find a family to host the meeting which has been a challenge in the past.

Meeting was adjourned at 8:30.

The next SOL BOD meeting was set for May 18, 2016 at the home of Vijay Parthiban.

Minutes submitted by Jeff Montgomery, Secretary.