

Siena of Leawood HOA  
Minutes of Board of Directors Meeting  
August 22, 2016 8:00 PM - Sipple Residence

Call to order: President Mario Sylvestri called the meeting to order at 8:00 PM.

Attendance: Mario Sylvestri, Chuck Sipple, Chad King, Diana Cokingtin, Jeff Montgomery

**Land and Grounds Report** – Chuck Sipple gave a summary of the Public Meetings for Leawood’s 135 Corridor and informed everyone there had been numerous meetings attended by various city leaders, developers, and public attendees. Nothing concrete from the consultants had been presented but an update was forthcoming.

Chuck also informed the Board of City Councils approval of an assisted living development which would commence in the near future at 137<sup>th</sup> and Mission. He also noted that a “mini” hospital had been approved by the City of Leawood for construction at 133<sup>rd</sup> and State Line Road as well as another health care facility near the Church of the Resurrection.

Chuck also indicated that he would be in the process of submitting RFP’s for several companies that were recommended by Board Members for Siena neighborhood grounds maintenance. He will be requesting proposals for 3-year terms in order to fix costs for longer terms.

There was a discussion regarding the three bids that were received from electrical contractors to install electrical outlets near the pergola at the community pond. Mario was going to follow up with the lowest bidder to confirm that everything from the estimate was included to make sure there would not be any surprises later.

Chuck also indicated that frequent incidences of the breaker being thrown on the pump for the pond in the neighborhood. There may be some indication the pump may be having some problems. There was also discussion about future dredging of the pond. Neighboring Tuscan Reserve is having their pond dredged at a reported cost of \$85,000. It was noted that their pond is considerably larger than ours but cost may still be a concern even though we are currently holding reserves for future dredging.

The new landscaping, which has been installed over the past several months, has been well received by the neighborhood. A few island areas were discussed but it was indicated that everything would be taken care of.

**Siena of Leawood Documents** - Diana Cokingtin gave a report on the potential changes and amendments to the Siena of Leawood Documents including the

Articles of Incorporation and Bylaws, Declaration, and Declaration of Restrictions. Approval was given by the board to engage attorney Stanley Woodworth to update the documents to include the current and appropriate language for the neighborhood. Attorney's fees were not to exceed \$2,500.

There was also discussion on the best practice regarding board members and length of terms to insure there would be continuity within the board for the future.

Discussion was also held regarding the need to have all Siena homeowners to sign a document approving the collection of transfer fees which are now being collected by the Homes Association along with each property sold in the neighborhood. These fees go directly to the Association to offset costs associated with maintaining the neighborhood and is a common practice among upscale neighborhoods.

**Treasurer's Report** – Chuck King had a very positive report on Association financial condition. Residents have made timely payments for the Special Assessment for landscaping with almost half the neighbors paying the entire \$1,800 assessment in one payment. The landscaping installation billing was in line with expectations and payments have been made. The Association has \$23,288.90 in Checking and \$42,133.29 in Savings at the time of Chad's report.

**Annual Neighborhood Meeting** of the Residents of Siena is set for Sunday, November 13<sup>th</sup> at 4 PM at Leawood Firehouse #3 which is located at 14801 Mission Road, Leawood, KS 66211. Communication regarding the meeting will be sent via email to all Siena residents.

The meeting was adjourned at 9:55 PM.

Respectfully Submitted: Jeff Montgomery, Secretary