

Siena of Leawood Board of Directors Meeting

11/29/2016, 7:00 p.m.

King Residence

Attendees: Emil Konrath, Diana Cokingtin, Chuck Sipple, Chad King, Mario Sylvestri, Jeff Montgomery

The Meeting was called to order at 7:04 by Mario Sylvestri.

Mario discussed the requirement in the state statues of having seamless clarity with the board and homeowners. This will require the filing of agendas, meeting minutes, budget worksheets, attendees, proxies and other pertinent documents. It was decided that rather than filing the documents via hard copies, electronic filing would take place and be posted on the Siena eNeighbors website.

The board had extensive discussion as follow-up from the Annual Meeting of the Homeowner about the Enforcement Procedure Document which was discussed at length at the Annual Meeting. The BOD voted unanimously to enact the Proposed Enforcement Document with the fine levels being the same as originally recommended by counsel for the Association.

There was also a discussion about meeting with counsel as soon as reasonably possible to finish the Enforcement Procedure Document as well as the Transfer Document.

The BOD discussed the various Board terms as well as the requirement for a board member to be on each Committee within the Association. With Vice President Vijay Parthiban resigning from his position on the BOD, Chad King agreed to be both Treasurer and Vice President in 2017. Board positions for future years were also discussed.

Chad King gave a review of the 2016 Budget to date. During the budget review several topics were also discussed including street light repair and replacement, reserve status and need for such. The Association is in good financial position going into yearend 2016 with \$42,135 in savings and \$21,447 in the checking account. This represents roughly one year in reserve.

Chad also presented the 2017 Budget for discussion. Some recommendations were made for adjustments to certain line items based on some discussions with potential vendors for landscape maintenance and Holiday lighting. He will email the proposed budget to the BOD for approval upon completion of the recommended adjustments.

Mario received four bids for Holiday lights at the request from the neighbors at the Annual Meeting. They ranged from \$1850 to \$2685 for the purchase and installation of the Custom C-9 Warm White LED lighting and two 48" wreaths for the entry feature. Subsequent years would be significantly less with only a charge for installation which ranged from \$680 to \$850 from the four bidders. It was determined that only the companies that had the ability to store the lights would be considered. Mario is to follow up with those companies with Doctors being the likely winner.

Tentative dates for the 2017 BOD meetings were discussed with April, June, September, and November being the tentative months for next year's meetings. Actual dates will be determined later.

New Business-Mario discussed a Policy Handbook for the Neighborhood. It will be distributed upon completion for review and discussion by the BOD.

The meeting adjourned at 8:22 p.m.

Respectfully submitted by Jeff Montgomery, Secretary