

# **The Villages of Quail Park Townhome Homeowner Association Annual Meeting**

**Tuesday November 14, 2023**

**Meeting held at St. Aidan's Episcopal Church**

**14301 S Black Bob Rd Olathe, KS 66062**

The Villages of Quail Park Master Homeowner Association 2023 annual meeting was called to order by President Carol Wischmeier at 7pm. Secretary Theresa Skaggs confirmed attendance with 11 proxies and 21 homeowners present. Carol reminded attendees of meeting protocols including holding questions until the end of the business portion.

Carol introduced the 2023 Board of Directors and property management representative.

## **The 2022 Board Members**

- Carol Wischmeier, President
- Steve Sell, Vice President
- Tim Tatlock, Treasurer
- Theresa Skaggs, Secretary
- Ken Williams, Director

Carol thanked the board for their service to the community and advised Theresa will not continue on.

## **Property Management:**

First Service Residential

- Tyler West, Property Manager

## **2022 Annual Meeting Minutes**

Carol called for ratification of the 2022 Annual Meeting minutes that have been previously approved by the board. Mike Patrick motioned for the minutes to be accepted as posted and Peggy Mangual seconded the motion. The motion was approved.

## **Election of Directors**

Carol introduced the homeowners running on the ballots for 2024-2025 board of directors

- Tim Tatlock
- Scott Schierk – who provided his bio which included that he is retired from the Park & Forestry Service.

Those continuing in their role as directors through 2023 are

- Carol Wischmeier
- Ken Williams
- Steve Sell

Carol called for floor nomination, which there were none. Mike Patrick motioned to accept the slate of directors as stated, Marnie Heider seconded the motion, those in attendance approved. The 2023 board will be

- Tim Tatlock
- Scott Schierk
- Ken Williams
- Steve Sell
- Carol Wischmeier

## **Townhome Maintenance**

Carol reminded attendees that the HOA does not do on-demand maintenance. Maintenance is scheduled in like groupings/tasks in order to keep dues as low as possible.

### **Service Requests**

All requests for maintenance, Architectural or landscape changes or additions or complaints need to be submitted via the form on eNeighbors website. You may also call or email a board member. For emergencies you should call FSR at 816 414 5300, press 0 and follow the prompts.

### **2023 Townhome Maintenance Highlights**

Carol listed some of the highlights of 2023 including rock replacement, painting, tree trimming and removal, new landscaping, storm drainage, and Ash Bore treatment.

### **Restrictions Highlights**

Carol reminded everyone that we do have restrictions we need to follow which include picking up after our pets, requesting changes/additions to your landscaping, and no open flame grills or fire pits under roofs of patio or decks.

### **2024 Budget Review and Reserves**

Treasurer Tim advised those in attendance that the financials may be found in eNeighbors, under documents in the appropriate folders. Residents may review them at any time. There was a budget workshop conducted on October 10<sup>th</sup> with detailed information provided and included the increase for 2024 to \$466 a month. The packet handed out at registration of this meeting contained a comparison of financials from 2023 to 2024. The dues breakdown is reflected below.

#### **Dues starting January 1, 2024:**

<b>Monthly dues amount</b>	<b>\$466</b>
<b>Dues to Master</b>	<b>\$48</b>
<b>Reserve Fund</b>	<b>\$157</b>
<b>Operating Fund</b>	<b>\$261</b>

### **Final Notes**

Carol reminded all that due to insurance premium increases our loss deductible is now at \$50,000 and \$3000 for wind and hail. Be sure you review your HO6 policy to include these new numbers.

Snow removal is at 3" measured at a medium location – not drifts. No ice removal per the CCR's.

This ended the business portion of the meeting and Carol opened the floor for Q & A.

Tonya Adams motioned for adjournment; Theresa Skaggs seconded. The meeting was adjourned at 7:17pm