

NFHA BOARD MEETING

JANUARY 21, 2014

HOST: BILL FLOHRS

NFHA Board President Bill Flohrs called the meeting to order at 6:35 P.M.

Board members present: Bill Flohrs, Teri Larson, Larry Weinstein, Greg Dillard, Betty O'Neill and Judy Denesia. Board members not present were Mike Flynn and John Rode. Also present at the meeting was Alison Velez. Alison was there to accept the position of Pool Committee Chair.

A motion was made by Betty O'Neill to approve the minutes of the November NFHA Board meeting. The motion was seconded by Judy Denesia and the motion was unanimously approved.

COMMITTEE REPORTS:

LANDSCAPING: BETTY O'NEILL

Betty had no report for this meeting.

ARCHITECTURAL: JOHN RODE

John was not in attendance and had not sent in a report.

MONUMENTS, MAILBOXES, TENNIS COURTS, PROPERTY MANAGER: GREG DILLARD

Greg reported mailbox repairs have been numerous. Some mailboxes were damaged due to being hit and other mailboxes needed repairs for magnets/flags and other miscellaneous issues.

See the attached Property Manager Report.

TREES: MIKE FLYNN

Bill Flohrs gave the tree report in the absence of Mike. Mike's report follows: Tripp's Tree & Landscape Service completed the annual street tree pruning for Nottingham Forest Homes Association last week. Approximately 340 of the neighborhood's 840 street trees needed attention, according to Property Manager Steve Parker, who coordinated the work with Tripp's. Steve has driven the neighborhood to check the work. He noticed a few trees on Ballentine that still need lifting over the sidewalk. Steve's reported these to the service and will follow up to be sure they're pruned. Tripp's billed \$1,800 for the work, the same amount billed two years ago. (They billed \$1,700 last year.)

There will likely be trees that won't make it through this winter. Steve and I will be on the lookout for those this spring and will report any dead trees to Overland Park. The City will remove dead street trees and grind out the stump as needed. Please let Mike or Steve know if you notice dead or damaged trees in the area.

SOCIAL: TERI LARSON

Teri's report will be under New Business.

POOL:

Bill Flohrs introduced Alison Velez and asked if she was still interested in being Chairperson for the Pool Committee. Alison stated she would be willing to volunteer for that position. Bill made a motion to nominate Alison as a director to NFHA. The motion was seconded by Teri Larson. The motion passed. Alison will Chair the Pool Committee.

TREASURER: LARRY WEINSTEIN

Larry reported that most home owner's dues have been paid. All unpaid dues and late fees are being pursued in normal course.

NEW BUSINESS:

Welcome Committee: Judy Denesia

Diane Browne and Penny Hardesty are the New Neighbor greeters for NFHA. They will alternate months to greet new neighbors and give the new neighbors pertinent information about Nottingham Forest and our surrounding community.

Insurance Review: Larry Weinstein

NFHA currently has a one million dollar liability policy with a two million dollar umbrella policy. The umbrella policy will be increased to three million and the deductible on the general liability policy will be increased from \$500 to \$2500. This will result in net saving's for the association. A motion was made by Greg Dillard and seconded by Betty O'Neill to approve this change. The motion passed unanimously.

Request from Resident:

Bill Flohrs read a written request sent to him by a resident. The board is asking the resident to gather additional information from the City of Overland Park and to research the NFHA By-Laws and Deed Restrictions regarding the written request. The topic was tabled until the February board meeting.

Steve's Contract Review: Greg Dillard

Greg will coordinate with the Pool Chair and Landscaping Chair and Steve about Property Manager's duties. A proposed Property Manager Contract will be presented at the February board meeting.

Street Tree Pruning: Mike

Mike was not present. No discussion.

Facebook Page for NFHA: Teri Larson

Teri will set up a NFHA face book page for residents of NF. It will be used for social media and neighborhood communication. It will not replace NF e-news letter and e-newsletter items.

Open Board Seat: Bill Flohrs
Alison Velez accepted the position of Pool Chair.

Garbage Contract Renewal: Bill Flohrs
Bill has been in contact with current trash contractor Town and Country. NF contract with Town and Country is up for renewal in October 2014. Bill reviewed the renewal contract he had received from Town and Country. The board had several questions and Bill will present these questions to Town and Country. The topic was tabled for further discussion.

Printed Newsletter: Bill Flohrs
A printed newsletter with NF news and information will be sent out in April and another one in October. The intent is to make sure all NF residents are being contacted with board information and news. The printed newsletter will also inform residents that they need to make sure they get their e-mail address to our web site so that after 2014 all communication from the board will be by e-newsletter. There will be no hard copy newsletters after 2014.

Posting Monthly Board Minutes: Bill Flohrs
The board will begin posting monthly board minutes on the NFHA web site after the minutes have been approved by the board.

Bylaws Update: Bill Flohrs
Bill reports the bylaws committee and NF attorney Stan Woodworth have met two times to update NFHA Bylaws and bring them into compliance with Kansas Statutes regarding homes associations. The board reviewed these updates and asked for clarification from our attorney on several items in the updated by laws. The bylaws will be discussed again at the board's February meeting.

March 3 General Meeting Process: Bill Flohrs
Four agenda items for this meeting are as follows:

- A. Approval of Amended By-laws
- B. Pool bank remediation update
- C. Changes in Fiscal year
- D. Pool rules

Pool Bank Remediation Update: Bill Flohrs
Bill has spent the past two month working with attorneys, city councilmen, the City of Overland Park and engineering firms discussing the stream bank by the NFHA pool and tennis complex. A motion was made by Betty O'Neill and seconded by Teri Larson and unanimously approved by the board to proceed with KTI Engineering Firm to proceed with a soil analysis, study and plan to correct the destabilization of the stream bank.

NEXT MEETING:
February 10, 2014 at the home of Teri Larson.

This meeting was adjourned at 8:30 P.M.

These minutes were prepared by Judy Denesia, NFHA Board Secretary