

**Williamsbrook Condominiums HOA Board Meeting
for December 10, 2024**

The December 10, 2024, Board Meeting was called to order at 6:00 p.m. by HOA President Debra McDaniel which was held via zoom.

Board Members in Attendance:

Debra McDaniel President
Sandra Campos, Vice President
Amy Martin, Treasurer
Adrienne Foster, Secretary

Centennial Management Representatives in Attendance:

Lisa Allison, Community Manager

Homeowner's Forum: No homeowner's present other than those Board members listed above.

Approval of August 29, 2024, Minutes: MOTION to approve the August minutes made by Martin seconded by Foster. The motion was unanimously approved.

Monthly Reports:

Centennial Management Report provided by Lisa Allison:

- Traffic update – new replacement signs have been ordered; arrow on the road will not be moved. It is a standard marking for this type of roadway. It will be up to the HOA to provide signage that the entrance is closed. Board member Foster will reach out to the City of Overland Park to discuss with the City's civil engineer and/or the traffic engineer.
- Brick repair at the pool – Kevin Trugg said that he would do a trip for \$200 and would repair up to 4-5 bricks....if more, he will call Lisa while at the property and let her know the additional cost who will try and get approval. It was decided that by the Board that Jim, the handyman will repair not Kevin Trugg.
- BTC says that they will be there Friday to do Sandra's repair and to repair the wood rot which is where the raccoons were getting in. Per Sandra, she prefers to wait until Spring. This is an OPEN issue that needs to be added to the next Board agenda.
- New issue was brought up – Homeowner at #7472 continues to feed critters which is encouraging other wildlife. Lisa will send a letter to homeowner to notify them to please do not feed the wildlife.
- Sent the Select Pool quote to Al Moser to review. He deals with Johnson County Pools so wanted to be sure that the quote is in line and has the items that are needed to get to JOCO's new codes. More specifically, the Acid level in the pool needs to be under 90 or the pool could be automatically shut down. In order to do this, we will need to purchase new equipment. A chlorinator and an automatic feeder and a pump all need

run off a controller. Previously Jim had been handfeeding the Acid and keeping track of the levels. The new codes are much safer for the pool and its users. What he has ordered is commercial grade equipment that will last and will be up to the JOCO standards.

- **MOTION** made by McDaniel and seconded by Foster, to APPROVE Select Pool Services, LLC bid in the amount of \$7,180.03. The motion was unanimously approved.
- Insurance Renewal – in FY 2024 we paid \$38,636 – our new rate for FY 2025 is \$45,171 which is a 17% increase. This includes a \$10,000 deductible. **MOTION** to approve our new rate of \$45,171 made by Foster and seconded by McDaniel. The motion was unanimously approved.
- Much discussion was had regarding increasing the monthly HOA fee versus assessing a special assessment to cover the insurance increase. **MOTION** made by Martin, seconded by Foster to assess \$240 to each homeowner as a special assessment to be paid by May 1, 2025, to help cover the 14% insurance increase. The motion was NOT unanimously approved. McDaniel voted against the motion.

Treasurer’s Report was provided by Treasurer, Amy Martin

The President Report was provided by McDaniel who reported on the following:

- McDaniel reports that we did good this year on projects such as the Gazebo was removed, as well as the bats and racoons are gone. Homeowner #7408 has performed a tree study and has some recommendations. The Board stated that we did not approve of a tree study to be done, and McDaniel stated that she volunteered to do it with no compensation.

OPEN ISSUES

- Brick Repair at Pool – was addressed in Centennial Management Report
- Sandra Deck Repair - was addressed in Centennial Management Report

WORK ORDERS

- 7402 Nall – broken step repaired by Jim Seals – completed
- 7430 – Stain and hole in Ceiling – warranty work completed by Braden
- 7430 – Critter in attic – taken care of by Critter Control – completed
- 7430 Painters tape on building – taken care of by BTC

ARC REQUESTS

- 7458 – Push deck out to edge of next unit to make it larger – Lisa will research

to obtain drawings to Board for approval as has the homeowner obtained approval from all her neighbors; and we must make sure that easement is not impaired.

NEW BUSINESS

- 2025 Management Agreement was not discussed – ran out of time.
- 2025 Insurance Renewal – was addressed in Centennial Management Report
- 2025 Trash Quote Spreadsheet was reviewed and discussed – **MOTION** made by Campos and 2nd by Foster to change our trash vendor to KC Disposal with no recycling. The motion passed unanimously. This will be effective as of March 1, 2025.
- Select Pool Quote for new equipment/contract revisions discussions – was addressed in Centennial Management Report
- 2025 Budget Review and approval – was not discussed – ran out of time.
- Corporate Transparency Act Update – our paperwork is complete however, there has been a temporary injunction to place this on hold for the time being.

MOTION to Adjourn by McDaniel and seconded by Foster at 8:12 p.m. The motion was unanimously approved.