

**Williamsbrook Condominiums HOA Annual Board Meeting
for April 15, 2024**

The April 15, 2024, Board Meeting was called to order at 6:05 p.m. by HOA President Debra McDaniel which was held at the Merriam Plaza Library, 6130 Slater Street, Merriam, Kansas.

Board Members in Attendance:

Debra McDaniel President
Adrienne Foster, Secretary
Amy Martin, Treasurer
Sandra Campos, Member-At-Large.

Board Members Not in Attendance:

Israel Mendez

Centennial Management Representatives in Attendance:

Lisa Allison, Community Manager

Homeowners in Attendance: 7 Homeowners plus the above-mentioned Board Members #7470, #7428, #7408, #7468, #7474, #7420, & #7458 – See attached Sign In sheet.

It was determined that we had a quorum.

Reports:

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

- Provided an overview of all the construction projects that were completed in the last 12 months such as the painting of the decks, tree trimming, chimneys were rebuilt on Buildings #6 and #2.

Financial Report was provided by Treasurer, Amy Martin

- Motion to approve the financials was made by McDaniel seconded by Martin. The motion was unanimously approved.

Property Managers Report provided by Lisa Allison:

- Pool contract has been fully executed and tiles need to be replaced. The City of Overland Park permit for the pool has been secured.
- 2023 Trash Contract – It was confirmed that GFL Trash will pick up on Monday and Friday and recycle is picked up on Thursday.
- An incident was reported from an individual who was visiting a resident on or about 02/25/2023 who had slipped on the curb. The necessary steps have been taken and once more information is available, she will provide it.
- Lisa will get back to us about if #7434 will be rented or sold

HOA Website Update Report was provided by Adrienne Foster

- Foster has added folders for 2023 minutes and financials.
- Foster will start to add dates on calendar on website.

Pending Work Orders- No work orders to approve

Old Business:

- Annual Meeting Monday 4/17/2023 Final plans.
 - Notice has to be postmarked 15 days prior
 - Send out email blast asking for those interested in running for Board
 - Do a survey to see who would be interested in google fiber
 - A copy of the Reserve Study will be handed out at the Annual Meeting along with suggested updates to bylaws, homeowners guide updates and plans and projects for 2023.

New Business:

- For a future projects list, look at fencing on the entire property as well as the wood around the Trash containers

Motion to Adjourn by Campos and seconded by Foster at 7:34 p.m. The motion was unanimously approved.