

# **Tallgrass East Homeowners Annual Meeting**

## **November 29<sup>th</sup>, 2016**

### **1. Welcome/introductions, approval of November meeting minutes.**

### **2. Committee Reports**

#### **Commons Area: - Brett Gaffney**

- Landscaping improvements this year included:
  - Significant reseeded along north side of Clubhouse Drive and Webb Rd. north of entrance. Soccer field and south side of Clubhouse are in need next.
  - Newly installed dirt leveling and sod along Webb Rd. at the south property line.
  - Six dead trees were removed and a large amount of trimming was done in the walkway along the south side of Clubhouse across from the soccer fields. Also fixed a drainage issue in the same area.
  - Installed new plants in the Chapel Pines entry island.
  - Better watering practices enhanced the beauty of the grass and landscaping, while keeping the watering cost below budget. Fixed three areas in the sprinkler system that were under-irrigating the areas they affected. Sprinkler repair budget was hit with several major repairs this year to clocks, electrical upgrades, etc.
- The Board is committed to a long term tree replacement and enhancement program. We have taken out dozens of trees over the years, and it's really starting to show.
- 2017 planned landscape and commons work:
  - As stated, turf repair and replacement of trees are top priority. Only one island renovation, that of Stoneybrook Drive near 21<sup>st</sup>, remains to be done.
  - Wind block slats for the tennis courts.
  - Replace the AstroTurf on the softball pad which is now missing.
  - Study "what's next" for the community. Possibly an exercise course or something else.

### **3. Facilities (Clubhouse/Pool): - Shawn Hornbaker**

- The Board voted unanimously during the first week of August to immediately terminate our contract with Aquasizers and replaced them with Shocker Pools. The performance of Aquasizers had grown to be completely unacceptable which is why such a dire action during the pool season was required. We feel that Shocker Pools did an outstanding job and their rates are the same.
- Several capital projects on the pool immediately took effect and the quality of the pool water was greatly enhanced. This included the following:
  - Three new high speed, high efficiency pumps.
  - Installation of a salt water system in the large pool.
  - Two new UV ionizers for better water clarity and enhance protection from bacteria.
- Based on successful experiences our conclusion is to again open the pool on the Saturday of Memorial Day weekend and close the Sunday following Labor Day.
- We are now at the point where the liner in the pool must be replaced. This is a major capital item and we'll start taking bids at the beginning of the year. Estimated cost is \$16K – \$20K.
- The Clubhouse underwent more major renovations this year, with more to come. In 2016 the following work was completed or planned:
  - Complete exterior paint for the first time since its construction. Looks great!
  - Installed all new exterior security lights and replaced the two high lights in parking lot.
  - Replaced door from kitchen to pool and resealed the others.
  - All new tables are on their way for the inside of the clubhouse.
- Smart Security continues to patrol the clubhouse and grounds 365 days a year.
- Special thanks to Bill & Diann Faflick for being the clubhouse managers. We are very grateful for what they do for our neighborhood!!!

4. **Covenants & Homeowner Request: - Nathan Hoffman**

- The Board continues to ask for pre-approval of house modifications and most homeowners do comply. Lots of residents are updating their house exteriors (paint, siding, etc), which improves the value of all our homes. Thank you for keeping the exterior of your house in good condition!
- The Board has been busier than usual this year with covenant violations and enforcement. Please keep in mind we don't check on every home every day, so it is good when you notify us of a clear covenant violation. Some of the following are issues we deal with the most.
- As a reminder, several items need Board approval before you proceed. Most notably, you'll need Board approval for the following:
  - Any roof replacement, so that we validate the specifications of the materials.
  - Any change in color to the exterior of your home.
  - Any construction of an outside building, i.e. a shed – this requires a site inspection, a written plan, and approval of both design and materials.
  - Approval of fencing materials; our covenants are quite specific regarding fencing.
  - Addition of driveways, pads, decks, gazebos, etc.
- There are two recurring issues that while addressed in the covenants, are not readily enforceable by the Board; barking dogs and cars in the street. In both cases, the developer of the neighborhood put these in the covenants, but we as a Board have very little remedy except to ask for compliance. The City of Wichita, however, has a considerable amount of enforcement on these issues and we rely upon them to do so.
- Please be courteous when it comes to pets. Make sure they are on a leash when walking them and clean up after them. Bring a dog inside if it barks excessively, especially at night.
- Please remind your teenager that the clubhouse parking lot is not a meeting place to hang out and leave trash. Security continues to be aggressive by tagging vehicles left after 10 pm and closing pool/playground area at 10 pm.
- Remember to watch your speed on Clubhouse Drive – 20 mph when children are present! Pay attention to bus loading and unloading during the school year.
- Thank you to residents who pick up trash (the islands can get cluttered with trash thrown from vehicles.)

5. **Social: - Alan Deiter**

- **Easter Egg Hunt** - The 2016 TGE Easter Egg Hunt was again well attended with 75 to 100 kids. The hunt is always a lot of fun, and the only complaint is usually that it doesn't last longer.
- **4<sup>th</sup> of July Fireman's Bike Parade & Sno Cones** – There were nearly 100 riders this year. We deeply appreciate our local firemen for leading the parade, but much more importantly, for keeping us safe. The kids devoured hundreds of sno-cones!
- **Annual Tallgrass East Garage Sale** – It's a popular thing but we get a lot of disagreement from the homeowners as to when the best time to hold it is, so the Board will visit about this topic and decide best timing or the possibility of doing it twice. Our cost is very minimal.
- **Fall Festival** – Fall festival attendance was a record in 2016! We dished out over 500 plates of food and estimated over 600 in attendance. Billy Sims BBQ is obviously a huge hit, and will return next year. The band was great as was the fireworks show. Multiple requests have occurred for the return of large games for the kids so we'll study that. Fall Fest is an expensive event but everyone loves the one night out and fun with neighbors so we are happy to put it on.
- **Pool party** – We did not host a pool party in 2016 but will try to have one this coming year and gauge the resident response regarding future years.
- Please make sure we have your current email so you can receive important neighborhood info.
- A new **Directory** came out in 2015. The Board is considering options to use a different vendor so that this occurs in a much more timely manner. Plans for 2016 have not been made yet.

**6. Financial Report: - John Dempsey**

- 2016 Budget Report
- The top expenses for 2016 were:
  - Grounds Maintenance
  - Major renovations to Clubhouse
  - Water rates / usage
  - Sprinkler & Landscaping
  - Pool
  - Fall Festival
- There will be NO rate increase for 2017. While the Board studies the expenditure and capital needs on an annual basis and will do so again this coming year, we do not feel a rate increase at this time is a necessity. In no way should someone interpret that to mean we are overfunded; we definitely are not.
- The Board has established a Capital Repair Fund to plan for ongoing large capital expenditures.
- As promised, we are setting aside some savings from this year for upcoming major capital expenditures. Estimated capital account set aside by the end of FY 2016 is planned to be \$30,000. Funds of this nature are saved for projects such as the pool, clubhouse, playground, parking, perimeter wall, tennis courts, and other periodic capital projects.

**7. Long Term Capital Planning & Open Questions – Mark Philips**

- The Board continues long range plan for capital needs. Our most immediate capital need is the pool, for which we must replace the liner and at some point soon the furniture and gate card reader. Longer range plans include the tennis courts, new doors and a fix to the drainage issue around the clubhouse, and a growing need for parking lot repairs.
- In addition to what is required, the Board will also solicit some items the homeowners may wish to see in their neighborhood. We will solicit neighborhood input at this phase, and do a cost analysis and prioritization planning accordingly.

**8. Elections for the 2017 Tallgrass East Board of Directors: - Mark Philips**

- Brian Thon moved from the neighborhood and resigned from the Board. Shawn Hornbaker and John Dempsey are each seeking re-election to a two year term running from 2017 - 2018.

2017 - Alan Deiter, Brett Gaffney, Nathan Hoffman and Mark Philips each have one year remaining on their terms.

- 3 Open Terms for 2 years.
- Board nominees for the 3 Open Terms are:
  - Shawn Hornbaker – 2307 N. Vinegate Court, current Board President
  - John Dempsey – 2223 N. Lindberg, current Board Member
  - Open Nomination
- Any other nominations from the floor? Write ins:

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**9. Adjournment – Thank you taking an interest in TGE!!**

**BALLOT:**

You may vote for up to 3 people (please circle)

- Shawn Hornbaker – 2307 N. Vinegate Court, current Board President
- John Dempsey – 2223 N. Lindberg, current Board Member
- Open /

Write in:

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