

# **Tallgrass East Homeowners Annual Meeting**

## **December 4<sup>th</sup>, 2018**

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

### **2. Committee Reports**

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

- Landscaping improvements this year included:
  - Significant reseeding along south side of Clubhouse Drive from Vinegate going east to wooded walking path and Clubhouse from Stoneybrook (south) to 21<sup>st</sup> Street. Almost entirely covered by our allowance on our contract.
  - Replaced mulching in the beds and islands throughout the neighborhood
  - Removed eight (8) dead pines and performed significant other tree trimming, especially along Webb Road.
  - Replaced timer at the waterfall and installed a new American flag.
  - We incurred a very high level of expense this year on our sprinkler system. It is around 30 years old and showing its age.
  - Maintained healthy watering levels that kept turf and plants alive while managing our water budget. Overall health of commons is very good at this time.
- 2019 planned landscape and commons work:
  - Turf repair and replacement of trees will continue to be a top priority.
  - Only one island renovation remains to be done: Stoneybrook Drive near 21<sup>st</sup>.
  - The tennis courts are in need of a considerable upgrade. We are in contact with a company that can provide a total renovation, depending on the Board's direction.
  - Study "what's next" for the community. Possibly an exercise course or something else.

### **3. Facilities (Clubhouse/Pool): - Mark Philips**

- Shocker Pools continues to be our pool contractor, and given our recent history with pool contractors, we are monitoring their performance diligently. We occasionally encounter staff performance issues from them, and work through each issue. We will seek out options and bids before signing a new contract prior to the 2020 pool season.
- We will be installing a new pool heater before the 2019 season opens.
- We purchased an additional 11 chaise lounges for the pool, bringing the total seating in the area to 36 new chairs bought over the past two years.
- 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.
- The Clubhouse had the kitchen remodel finished this year as well as (a) getting a new ice maker and (b) having two interior doors reset to fit correctly.
- Smart Security continues to patrol the clubhouse and grounds 365 days a year.
- We are grateful for the superb work by our Clubhouse Managers, Scott & Breann Ochs.

### **4. Covenants & Homeowner Request: - Corey Gabbert**

- The Board continues to ask for pre-approval of house modifications and most homeowners do comply. Many 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!
- 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.

- 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 2018 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** – 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.
- **Annual Tallgrass East Garage Sale** – This was not well organized this year, and the Board takes responsibility for that. We assure you that this will be addressed so that we have a neighborhood-wide garage sale in 2019.
- **Fall Festival** – Fall festival attendance was incredible in 2018! We dished out over 550 plates of food and estimated over 600 in attendance. The band *Lucky People* was a smash hit and has been rebooked for 2019! Billy Sims BBQ is obviously very popular, and will return next year. Fall Fest is an expensive event but everyone loves the one night out and fun with neighbors.
- **Pool party** – We did not host a pool party in 2017 but will try to have one this coming year and gauge the resident response regarding future years.

**6. Communications: Joe Williams**

- **Email** - Please make sure we have your current email so you can receive important neighborhood info – enroll via Constant Contact.
- **Directory** - We now have some options for a neighborhood-wide directory, but this will no longer be free. We are weighing options.
- **Website** – We are getting a very upgraded website! It will be launched prior to January 1, 2019 due to the expiration of the software running our current sit.

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

- 2018 Budget Report
- The top expenses for 2018 were:
  - Grounds Maintenance

- Water & Other Utilities
- Sprinkler Repairs
- Fall Festival
- Daily Pool Maintenance
- Liability and Property Insurance

- Monthly, the Board conducts a thorough review of current and the next months projected expenses. In the past year, the Board has controlled its recurring expenses and performed repairs as communicated in the facilities report.
- The Board convened for several discussions to forecast the major required facility and grounds expenses for 2019-2022. The Board determined that the existing home owner dues level does not support the projected maintenance replacement or repair expenses in 2020 – 2022. With careful consideration, the Board implements a dues increase of \$25 per semi-annual payment starting in January 2019. The increase, the first since January 2015, enables the Board to perform the required maintenance actions such as the tennis courts, sprinkler system, pool concrete, and sidewalk repairs.

**8. Long Term Planning & Open Questions – Terry Smythe**

- The Board continues to systematically upgrade its facilities including its landscaping and grounds, clubhouse and all of its assets, the pool and the systems within it, the recreational areas including soccer, softball, tennis, volleyball, and playground areas. We continue to study opportunities for recreation that our residents may enjoy, but our focus is primarily on maintaining and upgrading the features of Tallgrass East that lead to an outstanding experience and healthy property values.
- In 2019 the Board will maintain a distinct plan dedicated to long term, high-capital expenditures. We are currently studying our assets to determine which items are due next for repair and/or upgrade, and the timeline associated with these large scale investments.

**9. Elections for the 2019 Tallgrass East Board of Directors: - Mark Philips**

- John Dempsey, Corey Gabbert and Joe Williams are each seeking re-election to a two year term running from 2019 - 2020.

2019 – Alan Deiter, Brett Gaffney, Mark Philips & Terry Smythe have one year remaining on their terms.

- 3 Open Terms for 2 years.
- Board nominees for the 3 Open Terms are:
  - John Dempsey – 2223 N. Lindberg St. / current Board Architecture Chair
  - Corey Gabbert – 10310 E. Boxthorn Court / current Board Secretary
  - Joe Williams – 10231 Windemere Court / current Board Projects Chair

- Any other nominations from the floor? Write ins:

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

**BALLOT:**

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

- John Dempsey – 2223 N. Lindberg St. / current Board Architecture Chair
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Write in:

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