

**Williamsbrook Condominiums HOA Annual Board Meeting  
for February 22, 2024  
Minutes Approved on June 25, 2024**

The February 22, 2024, Board Meeting was called to order at 6:00 p.m. by HOA President Debra McDaniel which was held at the Central Resource Library (conference Room 1), 9875 West 87<sup>th</sup> Street, Overland Park, Kansas.

**Board Members in Attendance:**

Debra McDaniel President  
Amy Martin, Treasurer  
Sandra Campos, Vice President  
Israel Mendez, At Large Member

**Board Members Not in Attendance:**

Adrienne Foster, Secretary

**Centennial Management Representatives in Attendance:**

Lisa Allison, Community Manager

**Reports:**

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

- Update on deck staining project
- Update on painting/wood rot of Building #6
- JOCO Wastewater inflow walk through update
- Condominium Project Spreadsheet Review

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.

Architectural Reports: None.

**Other:**

- Vehicles that won't move
- Adding additional lighting

Work Orders:

- Fence panel coming away from post – Jim Seals repaired
- Question from 7400 regarding power washing reimbursement – contractor paid owner

- 7416 reported moisture coming in from the ceiling over the fireplace – Braden looked and the siding on the chimney is bad and needs repaired. He sent a proposal for that chimney and the rest of the building. Approved to be repaired.
- 7472 reported that there are birds under her Arch window and wood rot – Jim Seals will take care of the bird. Informed resident that building was not slated for repairs this year, but we would note the issue.

#### Property Managers Report provided by Lisa Allison:

- Violations – 7428 was sent a violation regarding parking in one spot for more than 10 days. The owner did call our office which we spoke to that homeowner regarding the violation.
- Other:
  - Water line map was requested. Sent to Debra
  - POD insurance update – Mess is cleaned up and bricks had to be ordered. Hopefully work will resume on Monday. Rebecca’s dad has been in contact and wants to see the bid we have. Sounds like they will reimburse after the work is done.
  - Storm Water Canal workorder turned into the city- It is on their cleaning list, but no date yet. This has been requested 3 years in a row with no response from City.
  - Walked thru with Google Fiber and sent update and design map 2/7/24. April is target install date.
  - Water One was sent a request to level water meters that were no longer level to ground due to tree removal. Said they would raise one requested and the other they would not...it just needed to be cleaned around.
  - Debra reported that 7434 is now a rental. A letter was sent asking for all the rental information that we require. This puts us at 7 rentals (not including those that rent to family members).
  - Trash will be increasing 3/1/24 – it was noted that the dumpsters are not getting properly cleaned – Allison will get with Jim Seals.

#### Old Business:

- Pool tile decided on – the pool tile decision had been made and Foster had the tiles and will provide them to Lisa Allison. Need to figure out what resident we are using for water and internet for the pool.
- Landscaping at Entrance – Water map sent to Corey and asked for a bid to get water to 75<sup>th</sup> entrance. Will be looking at this in the following weeks.

#### New Business:

- Painting/wood rot bid consideration for Building 4 – BTC September price is still good. Motion was made and unanimously approved for BTC to perform this work.

- Repair of utility closet on the east side of Building 4 - Per Matt with BTC, this would also include the utility doors as part of the bid.
- Trim on back side 2<sup>nd</sup> floor window 7440 where leaking was reported – siding needs repaired and gutters need to be fixed.
- Chimney repair bid consideration for Building 1 – Braden - Motion was made and unanimously approved for Braden to repair chimney.
- Annual meeting – board candidates, meeting room secured? Vote again on new revisions to suggested Bylaws and Homeowners Guide? Amy Martin reported that she would be running again this year.
- Security Cameras – asked about cameras for the parking areas and entrance due to recent car break-ins – Allison suggested Blink Camera System

Motion to Adjourn by Campos and seconded by Mendez. The motion was unanimously approved.