

# Homeowner Meeting Minutes

Aroma Coffeehouse

7348 W. 21<sup>st</sup> St. N.

Wichita, KS 67205

April 26<sup>th</sup>, 2025

11:00 am

Meeting started @ 11:11am

❖ Exterior Repairs and Renovations

- ◆ Any exterior repairs to fences, houses, sheds, roofs, etc. must be approved via form.
- ◆ Forms can be emailed to [bphoaks@gmail.com](mailto:bphoaks@gmail.com)
  - They can also be dropped off at 7205 W. Barrington St.
- ◆ Approval is required prior to beginning work.
  - Do NOT start repairs or renovations until you have received approval.
  - Doing so may result in forced changes or demolition at homeowner expense.

❖ Neighborhood Garage Sale

- ◆ September 4<sup>th</sup> – 6<sup>th</sup> (Thursday to Saturday)
- ◆ Minimum of 10 households required
  - Please inform the Board if you plan to participate
  - We must have a minimum of 10 homes committed by August 22<sup>nd</sup>.
  - The minimum requirement is to justify advertisement.
- ◆ Dumpster Days will accompany on the 5<sup>th</sup> & 6<sup>th</sup>

❖ Dumpster Day (presented by Vice President)

- ◆ September 5th – 8<sup>th</sup> (Friday to Monday)
- ◆ Scrap Metal Collector On-Site
  - Please inform the Board if you know someone who collects scrap!
- ◆ Dumpster Cost

- Two dumpsters at \$200/each (all inclusive) + Dump Fee
- Dump Fee is approximately \$80 per ton of waste
- Each dumpster holds up to 3 tons of waste
- City permit cost: to be determined but is required
- ◆ No hazardous chemicals/electronics
  - Appliances are NOT permitted unless excepted by scrap metal collector.

- Mattresses/Boxsprings are an additional \$25/each and due from homeowners at the time of disposal.
- ◆ Drop-off is Friday & Pick-up is Monday
  - No weekend service (dump & return)
  - Barrington Place Homeowners ONLY
- ❖ Financial Report (presented by Treasurer)
  - ◆ Copies are available by request
    - Requests can be submitted in-person, via phone, or email.
  - ◆ Remaining Homeowners dues (late): eight
    - Late notices were sent March 31<sup>st</sup>
    - Reminder: \$15 late fee will be assessed to homeowners who do not pay by May 1<sup>st</sup>.
    - If dues are not paid by June 1<sup>st</sup> a lien will be filed on the household.
    - If you are experiencing hardship, please reach out to the Board.
- ❖ Annual meeting date, time, and location
  - ◆ Dates: September 21<sup>st</sup> with a rain date of September 28<sup>th</sup>
  - Time: to be determined upon Chiefs schedule release
  - Location: Barrington Place Park
- ❖ Covenants
  - ◆ Majority in Attendance Proposition
    - The Board will enlist teens to assist in a door-to-door survey for approval.
    - This is a proposed amendment to the By-Laws allowing the Board to legally pass guidelines to better define and enforce regulations.
    - The Board has a lack of power to enforce By-Laws due to a lack of clearly defined existing guidelines or regulations.
    - Should we achieve the needed votes to pass the Majority in Attendance Proposition, all future guidelines will be proposed and discussed at the annual meeting to then be voted on.
- ❖ Lawncare
  - Our lawncare company will be addressing any residing weeds as well as repairing several sprinkler heads in the communal areas.
  - Please contact the Board with any maintenance concerns that have been missed.

Meeting concluded @ 12:42pm on 04/26/2025