

Homeowner Meeting Minutes

Aroma Coffeehouse

7348 W. 21st St. N.

Wichita, KS 67205

April 26th, 2025

11:00 am

Meeting started @ 11:11am

❖ Exterior Repairs and Renovations

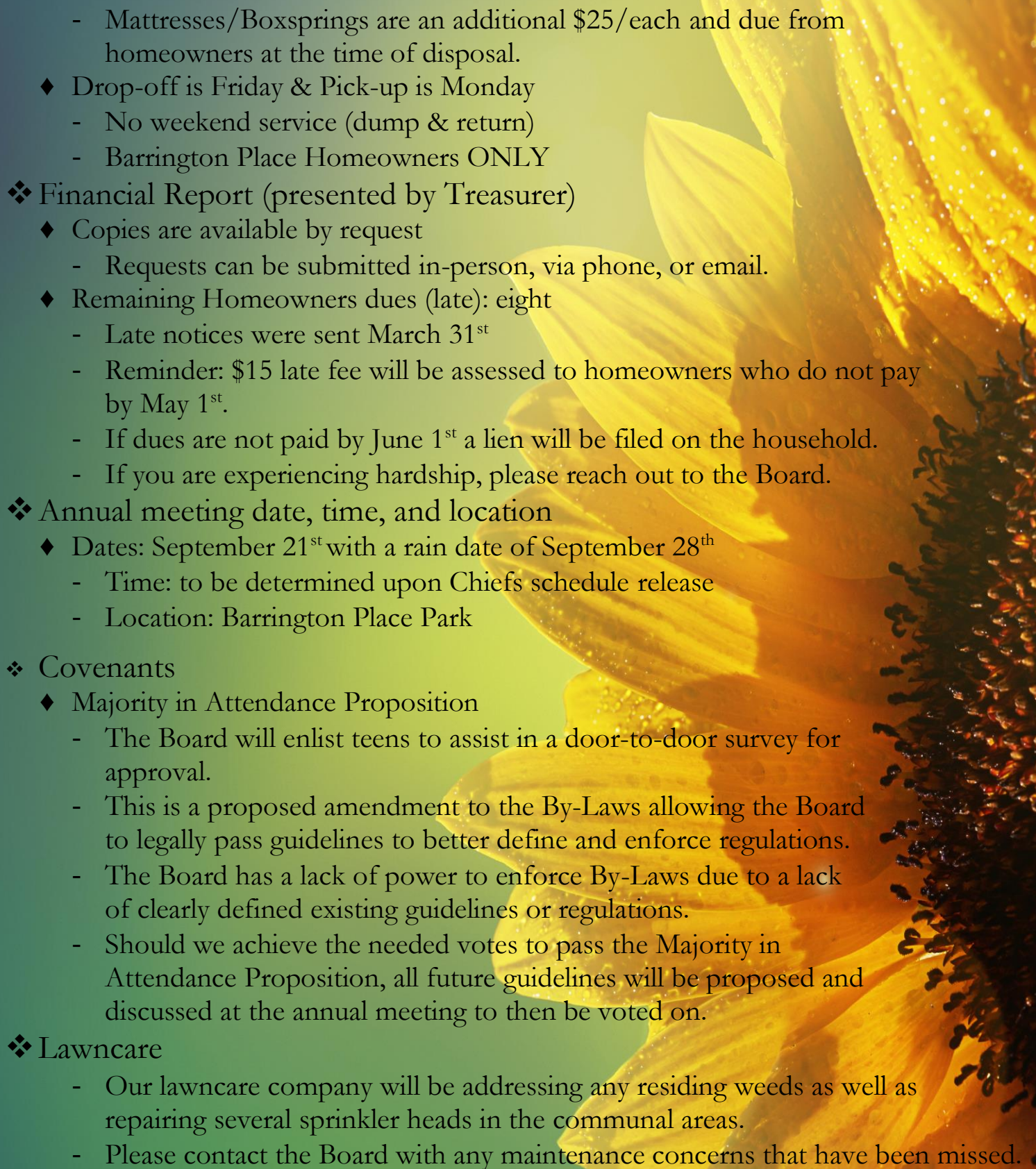
- ◆ Any exterior repairs to fences, houses, sheds, roofs, etc. must be approved via form.
- ◆ Forms can be emailed to bphoaks@gmail.com
 - They can also be dropped off at 7205 W. Barrington St.
- ◆ Approval is required prior to beginning work.
 - Do NOT start repairs or renovations until you have received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

❖ Neighborhood Garage Sale

- ◆ September 4th – 6th (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 22nd.
 - The minimum requirement is to justify advertisement.
- ◆ Dumpster Days will accompany on the 5th & 6th

❖ Dumpster Day (presented by Vice President)

- ◆ September 5th – 8th (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.

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- 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 31st
 - Reminder: \$15 late fee will be assessed to homeowners who do not pay by May 1st.
 - If dues are not paid by June 1st 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 21st with a rain date of September 28th
 - 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