

Pinewood HOA – Meeting Summary

Date: July 13th 2026

Time: 7:04 PM

Location: Teams Meeting/Online & Blue Valley Library

Meeting Overview

- The June Pinewood HOA Board Meeting was held on July 8th, 2026, In person @ Blue valley Library & via Microsoft Teams video conference.
- Board members in attendance: Ajit Kanerkar, Salil Kulkarni, and Tania Mukherjee, Quorum established, Residents in attendance: In person- 8 & Online- 3.
- Meeting was recorded; video was optional. Attendance recorded..

Financial & Dues Updates

- All dues collected, Current operating balance \$ 54,101 as of 6/30/2026
- A second partial delinquency exists — a small late fee only; annual dues for that homeowner have been paid. Will remain on account until paid

Architectural Requests

- Lot 40 – Roof Replacement-Approved
- Lot 49 – Roof Replacement-Approved
- Lot 65 – Roof Replacement-missing information.
- Lot 63 – Roof Replacement (Class 3 shingles) Approved.
- Lot 30 – Front Yard Brick Paint Homeowner repainted after event; color submitted via email. -Approved
- Lot R4 – Roof Replacement (Class 4 shingles, charcoal color)-approved
- Lot 20 – Backyard Children's Cedar Wood-Swing Set-Approved
- Board has received 24 total architectural requests-23 approved.

Website & Records Management

- Meeting Notes & Financial records available on website until May-rest will be uploaded soon

Communication & Social Media updates

- Follow us on <https://www.facebook.com/profile.php?id=100064688918494> for announcements
- Facebook Community group - <https://www.facebook.com/groups/1168216318127297>

Community & Maintenance Updates

- Board is looking at self-managed software based HOA management tools which are available @ ~ \$130/month , this should significantly reduce cost by more \$4000 per year to HOA, once all review and testing is complete we will share more information.
- Board is looking at having designated generic HOA emails Transitioning to dedicated, role-based email accounts ensures continuity and protects official communications during board turnover. Establishing a Community-Branded Email Accounts policy prevents the loss of records and reduces personal liability

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- Reported concern -Lights 157th entrance to community-fixed couple of months ago
- Board is looking into fixing sensor as recently it is reported light stays on during day time
- Reported concern-Island on 157th street in front of homeowners addressed by get it cleaned up-board will see if that looks and can be maintained efficiently if needed additional options to make it reasonably maintained will be evaluated
- Controller for sprinkler system 157th & Antioch is now replaced-new flower plants and mulch will be put in next few days
- Upcoming Insurance renewal board will talk to current agents to look at renewal proposal/options-will renew with reasonable premium increase-if not get more quotes.
- YTD board has responded or communicated with > 60 emails with homeowners addressing concerns, addressing violations/maintenance concerns
- YTD Board has addressed > 10 violations-Board preference has been simple initial friendly call which has resulted in compliance. 2 letters of violation were sent in case of inability to reach on a cell phone/contact

Bylaws Update

- Board provided preliminary bylaw amendment draft to homeowners on June 24th , reminder was sent on July 8th 2026 requested feedback by July 10th 2026,
- Total number of responses received 9
Board reviewed feedback and answered questions during the meeting, see below the summary of questions and board response.

Community Guidelines – Submitting Concerns

- The board requests that homeowners submit concerns with specific details, documentation, or evidence rather than generic reports. Vague or unverified complaints cannot be acted upon.
- Concerns should be sent directly to the board via the website contact form or email — not broadcast to neighbors. This keeps matters confidential and properly documented.

Open Floor Highlights

- The board received 9 homeowner responses. Key topics and board clarifications:
” **Number of feedback providers asking this questions/Total number of feedback received**” is included
- **Electronic Voting: Homeowners expressed concern about electronic voting. “1/9”**
Board clarified: Bylaw voting will NOT be electronic. Voting will occur in a town hall setting to ensure larger participation. And will be based on attorney provided steps and requirements including acceptable proxies’ methods
- **Vendor Relationship Disclosure: “1/9”**
Board agrees that all vendor relationships should be disclosed to the community.
- **Electronic Proxies Some homeowners expressed security concerns. “2/9”**
Board noted secure, free tools exist and will be vetted before use.
- **Supermajority Requirements “1/9”**
Board confirmed that 2/3 homeowner approval is required for substantial changes, consistent with current bylaws and Kansas statutes. Attorney will provide specific guidance

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on requirements based on statute requirements

- **Amending Declarations “2/9”**

Board is not currently pursuing Declaration amendments; Focus remains on bylaws; if time permits this board or future boards may revisit Declaration updates.

- **Transition Clause for Term Limits “1/9”**

Board agrees to include a transition clause (e.g., effective June 2027) so prior terms are not counted toward new limits.

- **Executive Session Concerns “2/9”**

Attorneys are aware of what has been done and have not objected to any actions.

Board clarified initial draft was provided based on boards judgment that no votes have been taken in executive session. Board will share all feedback with attorney to ensure compliance.

- **Additional Restrictions “3/9”**

Board emphasized that legal language will be drafted by the attorney, not the board.

Intent is to ensure elected board member has enough support within community to vote on any matters. Member can always join comites and volunteer but no voting right as board member if not enough votes.

- **Board Size (3 vs. 5 vs. 7)**

Some homeowners suggested increasing to 7 “3/9”

A homeowner suggested 5 to 7 “1/9”

Boards Response 5 is appropriate number

Reasoning: Historically it is difficult recruiting candidates, To prevent low-turnout elections and unqualified candidates winning with minimal votes, # of board member should be kept optimal.

Neighboring HOAs 1. Willshire with 145 houses operates with 7 board members 2. Kingston by park with 96 homes operates with 3 board members, 3. Kingston by lakes with 157 homes operates with 3 board members, all these communities have common facilities such pools & Our community with 118 homes and no amenities. “6/9” responses received agreed with proposed number hence board will proceed with 5 as optimal # of boards of directors.

- **What Happens If No One Runs for the Board? “1/9”**

Board acknowledged this is a critical question. Current bylaws state directors serve until successors are elected. Board will seek attorney guidance on Minimum board requirements Receivership risks, Legal contingency planning

- **Quorum Clarification**

Updated bylaws will include clear requirements of quorum for each of the types of meetings

- **Ballot Duplication Concerns “1/9”**

Homeowners asked how electronic ballots would be protected from duplication.

Board reiterates that any methods in consideration must be vetted for security prior to adoption.

- **Dues Proration When Homes Sell “1/9”**

Board clarified proration is handled by title companies, not the HOA.

- **Additional Homeowner Questions/Comments**

Some homeowners expressed support for all proposed changes. “3/9”

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- **Others reiterated concerns about board size and transparency by current board.”1/9”**
Board reaffirmed commitment to open communication and attorney-guided compliance.
- **Point of contact on new software-based platform**
Homeowners recommended including dedicated point of contact for prospective buyers/title companies to answer questions regarding property within communities.

Board address such point of contact from board for the year should be established every year and contact information made available on available platforms.

- **A homeowner has inquired whether the entrance at 157th Street and Antioch Road will receive new landscaping and decorative enhancements.**

The Board acknowledged the entrance needs work. The sprinkler system controller has been replaced, and the landscaping company is now tasked with beautifying the area.

- **Homeowner asked question regarding material of construction for one of the arch requests & name of the nonboring communities referenced in deciding # of board members**
Board responded with MOC of arch request-Cedar Wood & provided names of the communities Willshire farms & Kingston lakes

Meeting Schedule

- Next HOA meeting: TBD, Pending next steps completion with attorney

Action Items

- Share proposed bylaws amendments & Feedback with attorney.
- Share safety /maintenance tips and requirements with neighborhood.
- Antioch & 157th entrance landscaping
- Evaluate programs further to be self-managed HOA
- Continue working with social committee to establish details of social events.