

Granite Falls

Board Meeting Agenda

February 27, 2025, 6:30pm

Location: Johnson County Shawnee Library

- a) Call to Order
- b) Board to choose board positions
- c) Collection Model Policy Review
 - a. Vote on Model to enforce
- d) Fill ponds with pea grave
 - a. Jerry to reach out on this task and inform the board of progress
- e) Amend Restrictions on solar panels
 - a. Board will discuss the topic of amending restrictions about solar panels and review any other topics for possible amending
- f) FINcen amend filing for new board members
 - a. Quote (\$\$) for YMG to file
- g) Next Meeting – TBD
- h) Adjournment

Collection Policy Choices for the Software

Questions for the board:

1. What do you want set for a minimum account balance threshold for the model to be triggered? We are recommending setting this minimum threshold at \$200 so the system is not triggered by incidental charges.
2. Which of the following three models do you want to use regarding timing?

Model #1 (Lien filed at 60 days past due)-

Step 1 (30 days late)- Notice is sent to owner that account is at least 30 days past due and lien will be filed at 60 days past due.

Step 2 (60 days late)- Notice is sent to owner that lien is filed and if not paid by the time the account reaches 90 days past due, account may be turned over to attorney for collections at any point in time. \$390 is added to the owner's account for the cost to file and release the lien.

Step 3 (90 days late)- Board may send to attorney for collections at any time after the account is 90 days past due. If sent to the attorney for collections, any applicable attorney fees may be added to the owner's account.

Model #2 (Lien filed at 90 days past due)-

Step 1 (30 days late)- Notice is sent to owner that account is at least 30 days past due and lien will be filed at 90 days past due.

Step 2 (60 days late)- Notice is sent to owner that account is at least 60 days past due and lien will be filed at 90 days past due.

Step 3 (90 days late)- Notice is sent to owner that lien is filed and if not paid by the time the account reaches 120 days past due, account may be turned over to attorney for collections at any point in time. \$390 is added to the owner's account for the cost to file and release the lien.

Step 4 (120 days late)- Board may send to attorney for collections at any time after the account is 120 days past due. If sent to the attorney for collections, any applicable attorney fees may be added to the owner's account.

Model #3 (Lien filed at 120 days past due)-

Step 1 (60 days late)- Notice is sent to owner that account is at least 60 days past due and lien will be filed at 120 days past due.

Step 2 (90 days late)- Notice is sent to owner that account is at least 90 days past due and lien will be filed at 120 days past due.

Step 3 (120 days late)- Notice is sent to owner that lien is filed and if not paid by the time the account reaches 150 days past due, account may be turned over to attorney for collections at any point in time. \$390 is added to the owner's account for the cost to file and release the lien.

Step 4 (150 days late)- Board may send to attorney for collections at any time after the account is 150 days past due. If sent to the attorney for collections, any applicable attorney fees may be added to the owner's account.

Late fees and/or late interest will be assessed in accordance with the Association's policies and/or governing documents throughout the collections process.

Granite Falls

Solar Panel Installation Guidelines & Restrictions

Effective Date: [Date]

Last Updated: no prior version

Purpose

The purpose of this document is to outline the guidelines and restrictions set forth by the Granite Falls HOA (the "Association") regarding the installation and maintenance of solar energy systems within the community. The Association recognizes the benefits of solar energy and encourages homeowners to adopt renewable energy solutions, while also ensuring that installations align with aesthetic standards and community values.

General Provisions

1. ****Eligibility****

- Homeowners may install solar panels on their property, subject to the guidelines outlined in this document, as well as any applicable local, state, and federal laws. All installations must be approved by the Architectural Review Committee (ARC) prior to installation.

2. ****Application Process****

- Homeowners must submit a Solar Panel Installation Application to the ARC for approval. The application must include the following:
 - A completed Solar Panel Installation Application form.
 - Detailed plans of the proposed installation, including:
 - Location of panels on the roof.
 - Manufacturer specifications.
 - Engineering drawings or diagrams, if applicable.
 - Photographs of the current roof and surrounding landscape.
 - Any other documentation required by the ARC or local authorities.

3. ****Review & Approval****

- The ARC will review all applications within [7] business days of submission. The ARC may approve, deny, or request modifications to the proposal based on compliance with the guidelines in this document.

Installation Guidelines

1. **Roof Location & Aesthetics**

- Solar panels must be installed on the roof of the home or on the property in a manner that is minimally visible from the street or neighboring properties. The installation should blend with the architecture of the home and community.
- The solar panel installation should not obstruct the view of other properties, common areas, or negatively impact the aesthetics of the neighborhood.
- In some cases, ground-mounted solar panel installations may be considered, but these will be subject to additional review and approval.

2. **Size and Number of Panels**

- The number and size of solar panels should be proportional to the energy needs of the homeowner and must not exceed the roof space available without compromising the aesthetics or structural integrity of the home.
- The panels must be installed in a manner that does not protrude beyond the roofline or alter the roof's original profile, as viewed from the street.

3. **Panel Placement**

- Solar panels should be placed as flush with the roof as possible, using mounting systems that do not damage or alter the roof structure.
- Panels must be placed to minimize reflection or glare that could affect neighboring properties or roads.
- Installations must comply with all relevant local, state, and federal building codes, including safety and electrical regulations.

4. **Maintenance**

- Homeowners are responsible for maintaining solar panels in good working condition. Panels must be cleaned, repaired, and replaced as necessary. Any damage to the solar panels, roof, or other parts of the property resulting from the installation or maintenance of the solar panels must be repaired promptly.

Restrictions

1. **No Solar Panel Obstructions**

- Homeowners are prohibited from placing any objects, including trees, structures, or fences, that could obstruct the sunlight reaching the solar panels or interfere with their operation.

2. **Visible Wiring and Equipment**

- All wiring, inverters, batteries, and other associated equipment must be installed in a way that is hidden from view and does not detract from the appearance of the property. Exposed wiring or equipment is not permitted in common areas or visible from the street.

3. **Neighbor Approval**

- In cases where the proposed solar installation could affect neighboring properties, homeowners may be required to seek written approval from adjacent neighbors before submitting the application to the ARC.

4. **Non-Compliance**

- If a solar installation is made without the required ARC approval or does not comply with these guidelines, the HOA may require the homeowner to remove the system at the homeowner's expense. Additionally, fines may be imposed for non-compliance.

Legal Considerations

1. **State & Federal Law**

- In accordance with Kansas law, the HOA cannot unreasonably restrict the installation of solar panels on private property. The HOA will make reasonable accommodations to comply with the applicable laws regarding solar energy systems, including the right of homeowners to install such systems.

2. **Liability**

- The homeowner is solely responsible for ensuring that the installation of solar panels complies with all local, state, and federal regulations. The HOA assumes no liability for the installation, maintenance, or operation of the solar panel system.

Enforcement

The HOA reserves the right to enforce these guidelines through inspections, and where applicable, fines or penalties for non-compliance. Homeowners who violate these guidelines may be subject to enforcement actions under the HOA's governing documents.

Appeals Process

If a homeowner disagrees with a decision made by the ARC regarding the installation of solar panels, they may appeal the decision in writing to the Board of Directors. The Board will review the appeal and make a final determination.

****Contact Information****

For questions regarding this policy or the application process, please contact the Granite Falls Representative at:

Email: shelby@ymginc.com

Phone: 913-890-2300,

Website: www.ymginc.com

****Signature of Homeowner****

I, the undersigned, acknowledge that I have read and understand the Solar Panel Installation Guidelines and agree to abide by the conditions set forth by the Granite Falls HOA.

Homeowner Name: _____

Address: _____

Signature: _____

Date: _____

(d) Unlicensed or inoperative motor vehicles are prohibited, except in an enclosed garage.

(e) Overnight parking of motor vehicles, boat or other trailers, or similar apparatus of any type or character in public streets, Common Areas or vacant lots is prohibited. Motor vehicles shall be parked overnight in garages or on paved driveways only. Except as provided in subsection (g) below, no vehicle (other than an operable passenger automobile, passenger van or small truck), commercial truck or van, bus, boat, jet-ski, trailer, camper, mobile home, or similar apparatus shall be left or stored overnight on any Lot, except in an enclosed garage.

(f) Trucks or commercial vehicles with gross vehicle weight of 12,000 pounds or over are prohibited in the Subdivision except during such limited time as such truck or vehicle is actually being used in the Subdivision during normal working hours for its specific purpose.

(g) Recreational motor vehicles of any type or character are prohibited except:

(i) When stored in an enclosed garage;

(ii) Temporary parking on the driveway for the purpose of loading and unloading (maximum of one overnight every 14 days); or

(iii) With prior written approval of the Approving Party.

(h) No television, radio, citizens' band, short wave or other antenna, satellite dish (in excess of 39 inches in diameter as provided below), solar panel, clothes line or pole, or other unsightly projection shall be attached to the exterior of any residence or erected in any yard. Should any part or all of the restriction set forth in the preceding sentence be unenforceable because it violates a statute or the First Amendment or any other provision of the United States Constitution, the Approving Party shall have the right to establish rules and regulations regarding the location, size, landscaping and other aesthetic aspects of such projections so as to reasonably control the impact of such projections on the Subdivision, and all parts thereof, and any such rules and regulations shall be binding upon all of the Lots. Notwithstanding any provision in this Declaration to the contrary, small satellite dishes (maximum 39 inches in diameter) may be installed, with the prior written consent and in accordance with the requirements of the Approving Party, so as to render the installation as inoffensive as possible to other Owners.

(i) No artificial flowers, trees or other vegetation shall be permitted on the exterior of any residence or in the yard. Sculptures, bird baths, fountains, yard art, and similar decorative objects are allowed on the exterior of the residence or in the yard only with the specific written approval of the Approving Party.