



Neighborhood Meeting Notes

Meeting Date 10-28-2021 at 5pm
Location Zoom Meeting

Attendance Sheet is attached to this report, there were a few more that were present but did not sign into the meeting.

The meeting began at 5pm, Mr. Schlicht presented the project as a residential development consisting of Villas, Estate and Townhome type lots, with this specific request being to modify the currently approved material and color types allowed within the Chapel Ridge Development. The existing approved development plan was described as being primarily Stucco on all 4 sides and Tile Roofs. The City process to obtain approval and upcoming public meetings were identified by date and the residences opportunities to discuss the project at those meetings was discussed. The history of how and why the developer is proposing this plan were discussed and then the residents were asked if there were any questions, and the following are a summary of those questions and responses provided:

Paul Menne

-Would prefer the asphalt roof not be an option

Discussion about the options available in asphalt shingles are much better than when the development was approved and because of maintenance issues the HOA and buyers are requesting a change

-Would like to see a trail connection to the pond areas

We indicated we would evaluate but this meeting was not modifying or changing the lot layout

Jennifer Stevens

-Lives in the Townhome section and is concerned with an increased maintenance cost due to the asphalt shingle roofs

We described there should not be an impact and if any our opinion was the Tile roofs have been costing the HOA high maintenance costs for years

Jerry Brown

-Lives in Fairfield Green and would like the Tile roofs to remain.

-I asked him what his roof type was, he responded Asphalt, like all of his neighbors

-We also described how residence directly north in Lakewood use a variety of roof types

-Project in south Lee's Summit that did Stucco and Tile roofs and he thinks it is nice

-We described that project as likely being Stoney Creek Villas and explain our involvement in that project.



Neighborhood Meeting
October 28, 2021
Chapel Ridge
Lee's Summit, MO

Ryan (Did not catch Last Name)

-Tile Roofs are a better product than asphalt roofs and if installed correctly can last for a very long time

-We described how that has not been the experience the HOA has had with the Tile roofs and the Architectural Style asphalt shingles have warranties similar to Tile and provide many more options on finishes.

-He asked if the builder was making this change to save money

-We described this request as part of the overall addition of numerous items that is believed to improve the sell ability and architectural style of the houses in this development.

The above questions and responses are based on notes taken by Matt Schlicht at the Neighborhood Meeting and in my opinion accurately reflect the discussion from that meeting.

Matthew J Schlicht, PE PLS