

WORNALL HOMESTEAD HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Saturday, March 11, 2017, 8:00 AM

Board Member Attendees:

(X)Eileen Grebowiec/2019	()Eric Youngberg/2019	(X)Ellen Zetmeir/2018
()Kurt Hueschen/2019	(X)Rex Lorson/2017	(X)Sandy Eeds/2017
(X)Tom Porto/2018	(X) Tim Sady/2017	(X)Tom Usher/2018

Board + Attendees:

(X)John Eycler	(X)Claudine Thomas	(X)Larry Stice
()Andrea Estevez	()Ralph Keller	(X)Pam and Larry Keenan

- 1) Secretary Report:
 - a) The minutes from the February meeting were reviewed. The minutes were approved as submitted.
- 2) Treasurer Report: – John Eycler:
 - a) Financial statement was approved.
 - b) Tax return has been filed.
 - c) Annual assessment. Board agreed to waive the special assessment in 2018.
 - d) Past due report
 - (i) Board discussed the procedure in collecting past due amounts. John will call HA-KC to see if a second notice is issued and whether they advise home owners that a lien could be filed on their property.
 - (ii) Board also questioned whether title companies were collecting past due assessments upon sale of properties. Rex will check on MLS regarding sales.
 - (iii) The Board was advised that some property owners on Brookside Blvd. argued that they should not pay the special assessment on snow removal since the City cleans Brookside and not the local contractor.
- 3) Committees Reports:
 - a) Streets. Sweet gum ball pickup. Tabled.
 - b) Planning:
 - (i) Tree project – Pruning has started. Sandy and Eric continue to monitor the pruning and planting. Larry Keenan advised the Board of his concern that a new tree was planted on his gas line. He indicated that he never saw markers that the City had reviewed status of utility lines prior to the planting of the trees. Sandy will contact the City regarding this issue.
 - (ii) Overlay District:
 - (aa) All petitions have been returned to Sandy. He will review the numbers and advise the Board if we have reached the 50%+1 as originally suggested. It was moved and seconded that if the required signatures have been collected, that the Board should proceed in filing for the Overlay District. After discussion, the motion was approved.
 - c) Tom Usher advised the Board that a representative was needed for the Country Club –Waldo steering committee. Ellen agreed to serve in that capacity.
 - d) Bryant Elementary Joint Task Force Update. The Committee met and discussed establishing short term/long term goals. A priority is having the School District maintain the school. It was noted that the fences are in disrepair, there has been vandalism on the property and trash is accumulating on the property. The Board suggested that the School District be contacted regarding the fences. They are dilapidated and would have to be replaced if a new school was ever opened. At this time the Committee has not been advised as to any time line for a new school.
- 4) Communication:
 - i) The Board discussed having a semiannual home owner meeting. It was noted that other HOAs have more frequent meetings than once a year. The following matters could be addressed:
 - (aa) PIAC requests
 - (bb) Bryant School
 - (cc) Neighborhood concerns such as safety and traffic flow.
 - (dd) Update of gum ball issue
 - ii) Eileen reported she had met with Ladene Morton and will prepare a memorandum for the Board.
- 5) Social/Events:
 - i) Clean Sweeps dates will be requested on May 6 and October 28th. Tom reported that he has not heard back from the City regarding those dates.
 - ii) Board discussed the date for the garage sale.
- 6) Old Business:
 - a) New neighbor birdhouses should be delivered in the next couple of weeks. Claudine Thomas suggested something more personal should be presented.
 - b) Traffic issue at 59th & Wornall was discussed. Tom Usher has suggested that the matter either be shelved or a suggestion for action be implemented. The Hornbeam trees are not the issue but the trees on the southwest issue are. The Board discussed whether these trees should be trimmed or removed. No motion on whether to speak to the homeowner.
- 7) New Business:
 - a) Claudine was concerned that 58th & Main was becoming a dangerous intersection with cars driving too fast going west. The Board discussed whether speed limit signs, a traffic signal or speed bumps should be implemented.
 - b) Claudine also suggested that new residents should have a personal welcome to the neighborhood and whether Block Captains have been appointed to each block.
 - c) Pam and Larry Keenan addressed the Board regarding a variance their neighbor was requesting. The neighbor had applied for a permit to build a garage which had been approved. However, the garage was not built according the original plans and their

contractor had requested a variance. The Keenans were asking the Board to support their opposition to the variance. After discussion it was moved and seconded that the Board would send a letter to the Zoning Board stating that our belief that the City ordinance should be complied with.

- d) Claudine inquired about an updated list of Block Captains. She recommended that these individuals should welcome new neighbors and collect contact information from them.

8) New Residents:

- a) No new residents

Meeting adjourned at 10:15 AM

Submitted