

WORNALL HOMESTEAD HOMES ASSOCIATION  
**BOARD OF DIRECTORS MEETING MINUTES**  
Saturday, April 15, 2017, 8:30 AM

Board Member Attendees:

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

Board + Attendees:

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

- 1) Secretary Report:
  - a) The minutes from the March meeting were reviewed. The minutes were approved as submitted.
- 2) Treasurer Report: – John Eyler:
  - a) Financial statement was approved. Noted that Nicola of HA-KC was out and report was late
  - b) Annual dues, delinquency report and liens
    - i. The Board discussed delinquencies. It was moved and seconded that we write off any amount under \$10.00. After discussion the motion passed. John will contact HA-KC.
    - ii. John advised that he had contacted HA-KC and had been told the following:
      - A Lien can be filed after 2 years of delinquency, which is typical of most HOA. It is ultimately the decision of the association’s board as to the rules put in place as to when and how they want to file a lien.
      - Once those rules are communicated to HA-KC, they will monitor the accounts and upon notifying the Board, file a lien if any of the accounts meet the criteria, and collect a \$100 charge. The \$100 is refunded after fees are paid.
      - The Board discussed this policy and took the following actions:
        - Ellen will contact a title company and determine their policy on collecting delinquent HOA dues upon closing.
        - John will contact Nicola at HA-KC and ask if they are notified of sales and what action they take.
        - After additional information is procured, the Board will determine Wornall Homestead’s policy including the amount that will trigger a lien being placed on the property, contacting title companies who have failed to collect the outstanding amounts due and such future action as may be appropriate.
- 3) Committees Reports:
  - a) Street and sidewalk maintenance report.
    - i. Ellen reported that the Smith Brothers can clean gum balls from home properties for \$20 per house. The Board will advise residents of this service and encourage home owners to contact the Smith Brothers directly. Smith Brothers are also establishing a new website which will show options for homeowners such as leaf removal, snow removal, etc.
  - b) Planning:
    - i. Tree project – Sandy reported that the City has responsibility to maintain trees for one year after planting. This includes watering, trimming, etc
    - ii. Future PIAC Fund project – no report
    - iii. Overlay District:

Sandy is reviewing missing information and requesting Board members to contact certain streets with low numbers.
    - iv. Bike path and Trolley Trail – no report
    - v. Bryant Elementary Joint Task Force Update. No report.
  - c) Communication:
    - i) Sandy has proposed a Survey to be sent to all home owners. He has requested that all Board Members review the questions and advise him of any corrections, additions or deletions. Eric suggested that Sandy might wish to contact UMKC Center for Neighborhoods for assistance in putting the Survey together and announcing it to the home owners.
    - ii) The Board discussed having an Ice Cream Social. Ellen advised that Shatto would provide free ice cream. She will contact Mike Shalto to determine if the Company can provide the ice cream. The Board discussed the following three dates: June 10, June 11 or June 17<sup>th</sup>. If one of these dates can be accommodated, the following actions can occur:
      - (aa) Kurt will contact a local company as to the possibility of providing tents, chairs and tables
      - (bb) Eric and John will check local organizations and calendars to see if there are any conflicts
      - (cc) Eileen will contact Parks and Rec to reserve the Park.
      - (dd) Once date is established Sandy and Eric will contact government leaders to see if they can attend.
      - (ee) A written notice should be sent to each homeowner. The notice will include an invitation to the Social as well as a copy of a Survey. Survey forms will also be handed out at the Social.
      - (ff) The following matters could be addressed:
        - (1) The successful completion of the tree project
        - (2) PIAC requests
        - (3) Bryant School
        - (4) Neighborhood concerns such as safety and traffic flow.
        - (5) A table would be set up to obtain Overlay District signatures and to gather email addresses.
- 4) Social/Events:
  - i) Clean Sweeps dates. Tom reported that the City has changed procedures on requesting dumpsters. His request for May and October dates was denied. He has established new dates for July and September 30<sup>th</sup>.

- ii) Board discussed the date for the garage sale. The dates are now May 19<sup>th</sup> and 20<sup>th</sup>.
- 5) Old Business:
  - a) New neighbor contact. Eileen stated that she will contact new neighbors with a welcome letter, information on Wornall Homestead and the new birdhouse. The birdhouses should be available by mid May.
  - b) Traffic issue at 58<sup>th</sup> & Main was discussed. Tom Usher has suggested he will contact the police to have radar or a police presence to deter motorists from speeding.
- 6) New Business:
  - a) Tabled -Claudine inquired about an updated list of Block Captains. She recommended that these individuals should welcome new neighbors and collect contact information from them.
  - b) Tabled -Report on HA-KC monthly meeting. Eric is to attend the April 26<sup>th</sup> meeting.
- 7) New Residents:

Jill Sonen moved into 6024 Central on February 16, 2017  
Meeting adjourned at 9:45 AM

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