

WORNALL HOMESTEAD HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Saturday, October 14, 2017 8:30 AM

Board Member Attendees:

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

Board + Attendees:

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|-------------------|----------------------|----------------|
| (X)John Eyler | ()Lisa Duncan | ()Larry Stice |
| ()Andrea Estevez | ()Patrick McAndrews | |

1. Secretary Report:

- a) Meeting Minutes –
 - i. Board reviewed and amended Meeting Minutes from September.
 - ii. Need to be posted on HA-KC Website.

2. Treasurer Report: – John Eyler:

- a) Financial statement was reviewed
- b) Delinquency report
There are currently only four homeowners who owe more than \$200 in HOA dues. The Board agreed to contact HA-KC to issue notice that lien would be filed on the properties.
- c) Proposed budget was discussed and will be submitted at Annual meeting. Fiscal year runs March through February. Proposed budget attached to minutes and made a part of this record.

3. Committee Reports:

- a) Street and sidewalk report:
 - i. Tim reported he had contacted Smith Brothers regarding pre-treatment or ice melt for streets and intersections. Upon information from other Board members he will request pricing for these streets and intersections.
 - ii. The Board also discussed whether new stop signs or speed limit signs should be placed within the subdivision. Matter was tabled at this time.
 - iii. Eric reported he is still working on special signage indicating the approval of the overlay district.
- b) Planning
 - i. BKS/Wornall Tree project:
 - aa. Final tree plantings should be in by November
 - bb. Eric suggested the Board should discuss ongoing landscaping with the ATA for the trolley trail area.
 - ii. Overlay District:
 - aa. Sandy reported a copy of the ordinance will be mailed to homeowners next week. He has also sent a copy of the ordinance to the largest fencing companies in the area.
 - bb. Research Brookside Campus is doing the printing for free but requested acknowledgment of the donation. The Board agreed to accept the sponsorship. Further discussion suggested the Board should have a policy regarding fundraisers and sponsorships of projects. Board President requested Eric to form a committee, review the issues and report back to the Board a recommendation of the policy going forward.
 - iii. Countryside and Waldo steering committee:
 - aa. Tom Usher and Sandy reported activity in the Waldo area. Project has grown in scope to include streets, parking issues and planned area development. Brookside will be included in the development plans.
 - iv. Bryant Elementary Joint Task Force Update:
 - aa. A proposed draft of a letter to the Kansas City School Board was reviewed outlining immediate, intermediate and long range plans. The Board made comments on the draft and agreed that all HOAs near the School should be contacted. The Board believes that 1000 homeowners surrounding the school would have more standing than the 300 homeowners from Countryside and Wornall Homestead.
 - v. Communication:
 - aa. Annual Meeting. The Board set the Agenda for the annual meeting. The Board discussed having another meeting in the Spring on special issues such as security and traffic issues. Rex raised the question of having extra security in the neighborhood. Board President requested Rex to head a committee to review costs of security through the Thanksgiving-Christmas holidays when larceny seems to increase.
 - bb. Block Captains. The Board discussed the importance of having block captains and will request volunteers at the annual meeting.
 - cc. Newsletter. The Board discussed having a newsletter to promote better communications with the homeowners. The results of the survey indicated most homeowners would prefer email communication. However, over the Board does not have emails for over 30% of the homeowners, suggesting a newsletter would be appropriate. The Board will request volunteers to assist with the newsletter and will continue to try and obtain email addresses.
 - dd. Street signs. The Board discussed using street signs indicating the date of the annual meeting. Costs will be procured for signage to determine if they should be placed on neighborhood streets.

4. Community Outreach

aa. The Board discussed the importance of attending community meetings that will impact our HOA. The Board agreed that the monthly HA-KC meetings permit board members to meet HOA leaders in surrounding neighborhoods to determine their concerns and responses to common problems. Board members have spent time on the Country Club/Waldo plan which will impact not only Brookside but traffic through our neighborhood. The Board also has concerns regarding landscaping from 51st street to our neighborhood boundaries in light of new developments.

5. New Residents – no new residents reported. Tom Usher indicated that HAKC has been slow in sending out information.

6. New Business: Tom Porto advised the Board he is resigning from the Board. The Board elected Andrea Estevez to fill the completion of his term to 2018.

Meeting adjourned at 10:50.