

Bradford Place Homes Association

Special Meeting Minutes

April 8, 2008

A special meeting of the Bradford Place Homes Association was held at Leawood Elementary School on Tuesday, April 8, 2008 at 7:00p.m. A sign-in sheet with the names and addresses of those homeowners in attendance is attached. A total of 27 of the 72 homeowners were present for the meeting.

Steve McComas, acting president, welcomed the members and explained that the first order of business was to ratify the slate of volunteer directors to the Bradford Place board. Those volunteers include:

Steve McComas	President	3 year term
Kathy Gulledge	VP/Treasurer	1 year term
Peggy Reardon	Secretary/directory	1 year term
Janet Goss	Secretary/newsletter	2 year term
Steve Kaster	Member at large	2 year term
Kathy Robinson	Member at large	3 year term

The slate of volunteers was unanimously approved to serve as directors to the board by a show of hands of those present. There were no 'nay' votes.

Steve McComas then explained a proposed bylaw changes that would allow members to vote by proxy and by mail and also allow for one-time special assessments. Mary Reed asked how mail-in votes would be counted and recorded and the results communicated. Steve directed the members to utilize the HACCD (Homes Association Country Club District) website to access pertinent information. The HACCD administers the Bradford Place homes association business.

Discussion was held as to the number of homeowner's votes that should be required to pass a special assessment. After an open discussion it was moved and seconded that a simple majority of half plus one of the total number of 72 households be required for passage. A hand vote was taken resulting in 2 votes against. The motion passed by a majority vote.

Kathy Robinson proposed that the by-laws be amended to allow more control over the amount the annual dues may be increased in any given year. It was suggested that an ad-hoc committee be formed to update and revamp the twenty -four year old bylaws.

Steve Kaster introduced a beautification plan for the subdivision common areas. He explained that 3 companies had been interviewed and given the opportunity to bid on the project that would reflect the exclusive image of Bradford Place and keep our property values at a higher level. Additionally, it was the overall feeling of each of the companies interviewed that the color of the wrought iron fencing was dated and should

be changed to a flat black color. The preferred plan offered by Bartlett Hauber was not the most expensive.

David Bartlett (?) was introduced and provided a presentation of his plan with the use of illustrated renderings of the various common areas to be improved. The plan would involve the demolition of most of the existing vegetation which has outlived its life expectancy, and replacing it with new plantings selected to provide limited maintenance in an attractive setting. A part of the plan includes planting areas of 3 season color at the main entrances; tulips in spring, summer flowers & fall mums through the fall of 2009. The first year of watering (while the plants become established) and mulching is also included and all planting have a 1 year guarantee.

Bradford Place has 3 main entrances along with numerous cul-de-sacs and island common areas and yet there are only 72 homes to contribute to the expense associated with a beautification project. The cost to each household for the proposed beautification plan would be \$700. It was also pointed out that by comparison, Bradford Place annual dues is below that of Berkshire (\$700) and Hallbrook (\$1200), both of which have many more households.

A question was asked about the fence painting which had be completed within the past 12 months in its original orange color. Discussion was held regarding the necessity of repainting and the aesthetic qualities of changing the color to black versus keeping the orange paint. The idea of separating the landscaping from the fence painting was suggested. It was suggested that keeping the fence painting in the plan might jeopardize its passage. The estimated cost to paint is \$7,000.

Additional discussion was held regarding the additional watering requirements. Suggestions included installing 'mistors' on the islands and adding a 'rain sensor' in designated areas. Some adjustments will be made to the existing irrigation system to accommodate the new plantings. Additional needs will be considered over time.

Steve Kaster explained that the board of directors would discuss and send out a payment plan if the beautification plan is approved. Janet Goss will put a copy of the plan on the HACCD website for homeowners to review.

Steve Kaster added that the board has been working with the City of Leawood about adding street trees on Wenonga to create a 'boulevard' appearance. Thus far the city has rejected the idea.

The special meeting was adjourned at 8:35 pm

Respectfully submitted by,

Peggy Reardon, Secretary

4-8-08 7 pm

Please Print NAME

Address

- Stephen C. McComas 12205 Wenonga (1)
- Sherry McComas " " (2)
- Lyn Lee 12201 Wenonga (3)
- Jessica Carpenter 12100 Pawnee Lane (4)
- Elena Beckman 12213 Wenonga Lane (5)
- Loretta White 3613 W 122 St (6)
- Hay & Sharon 12200 Mohawk (7)
- Hay & Bert Roberson 3621 W 122nd (8)
- Carol Swanson 12217 Wenonga (9)
- Tracey Peggy Bernick 3605 W 122 St (10)
- Janet Bass 12200 Wenonga (11)
- Jim Long 12113 WENONGA (12)
- Adam Aronson 3617 W 122 St (13)
- Mary Waldrop 3612 W. 122 St. (14)
- Mary Reed 3616 W 122 St (15)
- Samuel Schuster 3613 W 122nd Ter (16)
- Barbara Donagan 3612 W. 121st Ter (17)
- Lisa Donagan 12117 Wenonga (18)
- Becky McCormack 3600 121st Terrace (19)
- Bob / STACEY MOORE 3604 W 122 St. (20)
- Rob Loretta White 3613 W 122 St

Ken Mitchell	12209	Wenway	(21)
Bell + Kathy Fowler	3601 W. 122 nd	Tenace	(22)
Peggy Reardon	3605 W. 121	Terrace	(23)
STEVE KISTER	12104	Hawnee	(24)
Kathy Grallage	3613	W. 121 st TER	(25)
Susan Herman	3605 W. 122 nd	Terr.	(26)
Janet Reardon	3601 W. 122 nd	Terr	(27)