

Bradford Place Homes Association

Minutes of Annual Meeting January 13, 2009

The annual meeting of the Bradford Place Homes Association was held at Leawood Elementary School on Tuesday, January 13, 2009 at 7:00 p.m. A sign-in sheet with the names and addresses of the homeowners in attendance is attached hereto. A total of 12 of the 73 homeowners, representing a quorum, were present for the meeting.

Steve McComas, acting president, welcomed the members and handed out the Bradford Place Homes Association Income Statement dated December 31, 2008. He reviewed the statement with members in attendance and explained that we have changed to a calendar year and that two months of 2008 are mixed into the Income Statement for 2009.

Review of the Income Statement prompted the following discussion:

Discussion was held as to ongoing troubles we have had with the sprinkler system due to damage by outside sources, as well as the age of the system, and the increased water costs as a result of those causes. Steve requested homeowners call him, or anyone else on the board, if they see anything abnormal or water leakage. This explanation and request will also be published in the newsletter.

Steve McComas explained the increase in trash collection costs (change in Deffenbaugh ownership, new equipment, cost of fuel, etc.), the process of obtaining competitive bids, and the decision to remain with Deffenbaugh. A member asked if we could get a decrease in our trash collection cost since the price of gasoline went down. Steve McComas explained that we have a two-year contract without provision to change the cost until it is up for renewal.

He also explained that Peggy Reardon had attended a Leawood Waste Management meeting with members of other HOA's to discuss options for joining together in an effort to reduce the cost of our trash collection. According to Steve, the City of Leawood is waiting to see what Overland Park will do about city-provided trash pick up before Leawood makes a decision on this topic.

Steve McComas asked for approval to place the Income Statement on the HACCD website and all in attendance agreed.

Discussion was held regarding the special assessment balance and Steve McComas reported that all homeowners, with the exception of one, have paid their special assessment dues. One homeowner has not paid, and trash collection service at that address has been suspended until payment in full is received. A lien will also be placed on the home. (*Editorial update: homeowner paid the assessment in full after the annual meeting*).

Discussion was held regarding crime in the area and an article about this topic shall be placed in the spring newsletter. Elena Beckman reported that someone shot a BB into her home, through the kitchen window, and could easily have struck someone.

Harry McLearn inquired about maintenance to our entrance lights. Steve McComas reported that we have someone taking care of that for us.

We received great feedback on the 2008 neighborhood picnic and all in attendance agreed it should be an annual event. The board will coordinate another picnic for 2009 and details will be announced in the spring newsletter.

Steve McComas introduced the slate of proposed incoming volunteer directors of the Bradford Place board. Those volunteers include Dale Silvius, Elena Beckman and Peggy Reardon (returning member), with Paul Faucher as a future member if someone needs to resign. A motion was made by Harry McLearn to approve the slate of incoming directors and seconded by Mary Waldrop. The slate was approved unanimously by a show of hands. The 2009 Board of Directors for the Bradford Place Homes Association is:

Steve McComas	President
Dale Silvius	Vice President / Social
Elena Beckman	Treasurer
Peggy Reardon	Secretary / Directory
Janet Goss	Communications (Newsletter & Web Site)
Steve Kaster	Grounds & Landscaping
Kathy Robinson	Grounds & Landscaping

Steve Kaster presented an update and review of the expenses pertaining to the beautification plan. All of the landscaping has been done and we have paid for all services received. We will receive additional plantings over the next two years and will pay for those as they are received and invoiced. Funds for these plantings were included in the special assessment. The breakdown of costs is attached hereto.

Janet Price reported that prior to the beautification project, the residents of Mohawk had privately installed and paid for rose bushes on their cul-de-sac island and wanted to know why their assessment was the same amount as all other members of Bradford Place. Steve Kaster and Kathy Robinson explained that the cost was equally shared among all homeowners; in the same manner as our common area lawn and sprinkler maintenance is shared. Steve Kaster said additional plantings are being added to Mohawk next year. Mrs. Price said she was not happy that the landscaper had moved the rose bushes they planted. Janet Goss said she thought that the common areas are owned and maintained by the Bradford Place Homes Association and suggested homeowners first consult with the HOA before installing any plantings or making changes to the Homes Association's common areas.

Steve McComas said he had conversations from a couple of homeowners who thought that iron was possibly removed or missing from the 123rd Street & Pawnee entrance during the beautification project. Janet Goss provided color copies of a photograph obtained from Google Earth that showed the entrance and existing iron prior to the project. No iron was removed, and it is still the same as it has always been.

Steve Kaster also informed the members that Brandon Loomis of Big Green Lawn Service has been hired for maintenance of the common area lawns and irrigation system for 2009. Brandon will replace Matt Edwards of Palatial Lawns. The inclusion of irrigation maintenance will provide a lower overall cost.

Harry McLearn remarked about the low attendance of homeowners at the annual meeting. Steve McComas and other board members said that attendance at this annual meeting was actually higher than it has been in many years, and all in attendance felt it was due to the change in the meeting date from December to January.

Discussion was held about the possibility of combining annual meetings with a social event, such as a cocktail party at Leawood South (or other location or event), to increase attendance. The idea was well received by those in attendance and the Board will explore those options.

The special meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Janet Goss, Alternate Secretary

REMOVED PLATE
1-13-09

<u>NAME</u>	<u>Address</u>
Stew McComas	12205 Wenonga
Steve Kaster	12404 Pawnee Lane.
KATHY ROBINSON	3621 W. 122nd ST
HARRY & Madelyn McLean	3609 W. 121st TERR
Janet Goss	12200 Wenonga
Lyn Leet	12201 Wenonga Ln
Becky McCormack	3600 W. 121st Terrace
DALE SILVENS	12120 Wenonga Ln
Elena Beckman	12213 Wenonga Lane
Mary Waldrop	3612 W. 122nd St.
Jensen	12209 Mohawk
Janet Price	12205 Mohawk Rd
James Price	" " "

#70 BRADFORD PLACE HOMES ASSOCIATION
Income Statement
December 31, 2008

	<u>Current Period</u>		<u>Annual</u>	<u>Budget</u>
	<u>Dec '08</u>	<u>Year to Date</u>	<u>Budget</u>	<u>Balance</u>
REVENUE:				
Base Assessment	\$ 0.00	\$ 52,925.00	\$ 0.00	\$ (52,925.00)
Special Assessment	0.00	51,100.00	0.00	(51,100.00)
Less: Discount	0.00	(525.00)	0.00	525.00
Interest on Investments	1.61	427.67	0.00	(427.67)
Other Income	0.00	0.00	0.00	0.00
Interest on Assessments	0.00	(55.00)	0.00	55.00
Total Income	1.61	103,872.67	0.00	(103,872.67)
EXPENSES:				
Administration	123.60	1,483.20	0.00	(1,483.20)
Annual Meeting	34.47	34.47	0.00	(34.47)
Other Services	0.00	317.50	0.00	(317.50)
Insurance	0.00	200.00	0.00	(200.00)
Tax/Report Serv/Legal	0.00	40.00	0.00	(40.00)
Common Area Maintenance	1,083.78	12,628.86	0.00	(12,628.86)
Sprinkler Repair/Maint	0.00	1,094.58	0.00	(1,094.58)
Tree Maintenance	0.00	0.00	0.00	0.00
Capital Improvements	0.00	43,522.02	0.00	(43,522.02)
Postage	20.55	360.93	0.00	(360.93)
Social Activities	0.00	561.73	0.00	(561.73)
Meetings	0.00	91.47	0.00	(91.47)
Newsletter	0.00	162.45	0.00	(162.45)
Directories	0.00	233.76	0.00	(233.76)
Stationery & Supplies	0.00	0.00	0.00	0.00
Trash Collection	927.10	8,805.99	0.00	(8,805.99)
Utilities-KCPL	37.75	368.80	0.00	(368.80)
Utilities-Water	30.87	7,916.82	0.00	(7,916.82)
A/R Written Off	0.00	0.00	0.00	0.00
Other	0.00	334.55	0.00	(334.55)
Total Expenses	2,258.12	78,157.13	0.00	(78,157.13)
Net Income/(Loss)	\$ (2,256.51)	\$ 25,715.54	\$ 0.00	

Bradford Place Beautification Update:

The landscape renovation is nearly finished and we are very happy that the project was completed on budget. Several homeowners wanted to see a breakdown of the costs for each portion of the project (tax not included in the following):

121 Terr entry.....	\$13,500
122 Terr island.....	3,295
122/Pawnee island..	2,470
123/Mission.....	1,290
Mohawk island.....	1,620
123/Wenonga.....	6,848
123/Pawnee.....	5,944
122 St island.....	3,185
Well baskets(islands).	400
Fence painting.....	7,000

Of note, Brandon Loomis of Big Green, Inc will provide the common area maintenance for BP for 2009.