

Bradford Place Homes Association  
Board Meeting  
September 2, 2008

The meeting was held at the home of Steve Kaster at 7:00pm. Members attending were; Steve McComas, Steve Kaster, Janet Goss, Kathy Robinson and Peggy Reardon.

Steve McComas, president reported that as of July 31<sup>st</sup> the association had a \$62,000 balance in its account. The beautification project landscaper has been paid \$19,000 for the project thus far. Approximately \$14,000 is still owed for work completed in addition to \$1,268 for repairs to the irrigation system. The materials and labor for the painting of the wrought iron fence has been paid.

There have been problems with the common area electrical and irrigation systems stemming from the work that has been done in the area. Steve is talking with the City of Leawood about having repairs made to the system that was damaged during the widening of 123<sup>rd</sup> Street. A leak in the irrigation system on Mission Road resulted in a \$2,000 water bill.

The contract with Deffenbaugh Co. for trash removal came up for renewal on August 31<sup>st</sup>. Steve agreed to a new 2 year contract which will constitute an increase of 28% over the previous agreement. The increase would have been greater had Steve allowed the current contract to expire. The cost per house will be \$9.17/week for trash removal plus \$1.75/week for recycling totaling \$10.92/weekly or \$567.84 annually per home.

Discussion was held as to the status of the Robert's home lack of payment of the \$700 special assessment. Steve McComas suggested he will file a lien against the current residents for non payment.

Steve Kaster and Kathy Robinson reported on the status of the beautification project. Plantings at 123<sup>rd</sup> and Mission Road and the Mohawk Circle cul-de-sac has been not been completed due the street work in the area along with the irrigation system problems. Steve and Kathy plan to itemize what's been done and what remains to be completed.

The board members agreed that some tree trimming was needed along 123<sup>rd</sup> Street (fence line and sidewalk areas), the 121<sup>st</sup> Terrace parkway common area and at the small entrance signs on Wenonga and 121<sup>st</sup> Terrace. Additionally, some tree stumps need removing and some enhancement at the east end of the parkway where a tree was removed. Steve McComas will contact Elijah about doing this work.

Kathy Robinson suggested that the small entrance signs be lettered with 'Bradford Place' and that the stop signs in the area be painted black. She will look into this and report back.

Discussion was held about the scheduling of the association's annual meeting and it was agreed that a January, 2009 date would be preferable to the month of December. Leawood South Country Club was suggested as a location for a brief meeting which would include the election of 2 board members as well as an overview report of the 2008 fiscal year. The meeting would be followed by a social gathering with a cash bar and appetizers paid by the association. A Tuesday evening will be considered. Peggy Reardon will contact Leawood South for more information.

Janet Goss plans to create and mail the fall edition of the Bradford Place Newsletter by mid October.

New Business:

Steve Kaster would like to consider a new landscaping company for the area. Big Green has presented a \$17,900 bid for the opportunity to service the common areas in 2009. The bid includes; lawn mowing, fertilizing, weed control, trimming of shrubs, leaf removal and start-up and winterizing of the irrigation system. Additional services are available for \$15/hour. Steve recommends Brandon Loomis, the owner as a good communicator who gets the job done. It was agreed that the agreement with Matt Edwards of Palatial Lawns will be terminated as of December 31<sup>st</sup>.

Steve Kaster next suggested the need for an architectural review committee to be created in order to protect the property value and the integrity of the neighborhood.

Discussion was held as to convening a bylaw review committee which would include consideration of establishing an architectural review committee.

The next meeting will be held at 7:00pm on Monday, October 13<sup>th</sup> at Peggy Reardon's. The agenda will include:

- Budget and Annual dues increase discussion
- Board elections
- Annual meeting agenda
- Social gathering

Submitted by:

Peggy Reardon  
Secretary

