

GREENWAY FIELDS HOMES ASSOCIATION
Meeting of the Board of Directors
June 25, 2008 6:30 p.m.
Wendy Trainor's House

Attendance

- Present: Gina Valentino, Barbara Martin, Joe Groebl, Aaron House, Wendy Trainor, Mike McAdam
- Absent: JT Forristal

Meeting With KCMO Water Services Department

- Present from the City
 - Karine Papikian, Project Manager – 816-513-0300; karine_papikian@kcmo.org
 - Harry Ingels, 311 Coordination Manager – 816-513-0310; harry_ingels@kcmo.org
 - Angela Prichett, Shockey Consulting Services, LLC, Phone: 913-438-9590; Fax: 913-248-9581; angela@shockeyconsulting.com www.shockeyconsulting.com
 - John Franklin, Assistant City Manager, 816-513-1408
- **NOTE** – Barbara Martin alerted the Board on June 11, 2008, that a large dumpster had been placed on Monkey Island and that a tree on a neighboring property had been targeted to be torn down. Homeowners and the Board worked together to contact City officials, after which the City agreed to have its contractor place the dumpster on the street instead. The City also agreed not to tear down the tree. The Board was concerned about damage to Monkey Island, which the City (via John Franklin) promised to fully repair. The Board had landscaped Monkey Island (which had also been recurbed) with money raised by a 3-year voluntary assessment from the homeowners. As a result of the numerous emails and phone conversations, the City and the Board decided to meet at the Board meeting on June 25, 2008. A summary of the Board's discussions with the City outlining what the City told the Board about the Brookside Watershed Project is attached hereto as Appendix A.

Agenda

- The meeting with the City ran far longer than the Board anticipated. As a result, Aaron House made a motion to table all remaining agenda items other than those needing immediate attention, like 4th of July issues, until the next Board meeting. Mike McAdam seconded the motion, and the Board voted unanimously in favor of the motion.

Items Needing Immediate Attention

- 4th of July Fireworks Reminder
 - Aaron House will remind Gina Valentino to send an email to Block Captains on June 30th that reminds homeowners that fireworks are illegal in the city limits, to be courteous to their neighbors, and to report violations by calling the non-emergency police number.

- 4th of July Parade
 - Barbara Martin suggested getting speakers and music for the event.
- 4th District President's Meeting
 - Gina Valentino reminded the Board of the upcoming 4th District President's meeting on Wednesday, July 2 from 5 p.m. – 7 p.m. at the Country Club Christian Church near 61st and Ward Parkway. Gina Valentino may not be able to attend. Barbara Martin will attend. Gina Valentino needs a head count quickly because she must RSVP.

Next Meeting

- Monday, June 30, 2008, 6:30 pm at Gina Valentino's house
- Potential Topics
 - The Project, Security, Picnic, Garage Sale, Meyer Columns, Block Captain, Phone Program, Corporate Books/Records, Restrictions, Bylaws

**APPENDIX A
TO
GREENWAY FIELDS HOMES ASSOCIATION
MEETING MINUTES
JUNE 25, 2008**

- **The following is a summary of information given to the Board by the City regarding the Project (as defined below).**
- The Board met with City officials for over one hour and learned that the dumpster had been placed on Monkey Island and the tree marked to be torn down because the City was beginning Phase 3B of the Brookside Watershed Project (the "Project"). John Franklin noted that the City met with homeowners about this Project 2 years ago, and that 8 homeowners showed up for the meeting. Information about the Project is located at the City's website. A publication of the City describing this Project is attached to these minutes. What follows is merely a summary of the Board's conversation with the City. Because the Project is so detailed, there is too much room for error or the entry of misleading information to include all details of the Project in meeting minutes.
- The Brookside Watershed Project is a 5-phase project. The City is currently on Phase 3B. The Project was initiated to improve water systems (fresh water, sewage, and storm water) in the City's older neighborhoods. Many homeowners in Brookside have problems with sewage backing up in their homes. Some residents deal with some flooding during heavy rains because the drainage systems cannot accommodate the amount of water that they should be able to.
- There are 3 areas in our immediate area that will be affected by Phase 3B. These are approximately at: (i) 65th and Brookside Boulevard; (ii) Huntington from Pennsylvania to Belleview; and (iii) 62nd from Pennsylvania to Summit ("62nd Street Area"). Only the 62nd Street Area falls within Greenway Fields Homes Association. The 62nd Street Area will take approximately 12 months to complete.
- The 62nd Street Area includes Monkey Island.
 - As noted, the dumpster has been relocated off of Monkey Island. One catch basin will be put in Monkey Island. A trench likely will have to be cut through Monkey Island. New curbs will be put on Monkey Island (even though this was done approximately 2 years ago). There are concerns about the very old (Oak) tree on Monkey Island, and the City intends to proceed without damaging the tree or its roots. Some trees damaged by the City for these repairs and projects will be replaced with a 2-inch sapling (2 inch trunk).
 - Karine recommended that the Board take before-and-after pictures of Monkey Island. Karine and Harry also requested landscaping invoices (with line items) so that the City could use those invoices when replacing plants.
- The 62nd Street Area will cause some roads to be closed. It will also require that a trailer (with offices) be placed in a location for the duration of the 62nd Street Area portion of the Project. Water may be shut off at certain times. The City will

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alert homeowners in advance when water will be shut off by leaving a note at each person's home.

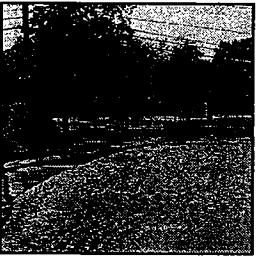
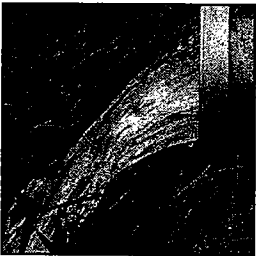
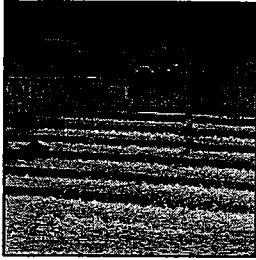
- The City requested that we notify our homeowners that if their tree has been marked for removal, they can contact Karine to determine if alternative arrangements could be made to save the tree. This could be inserted in a newsletter or sent to Block Captains.
 - Many sewer lines for Brookside homes in the affected areas are located in the back of homeowners' properties. This could cause problems if the City has to get to those lines and a garage has been built over the lines. The City claimed that it may have an easement on some of those properties that would give it the right to work on the sewer lines. The City also said that some garages may have been built over those lines illegally (or perhaps the plans were approved by the city with a caveat). Regardless, some garages may be directly over city sewers. As a result, the City will work with homeowners to find a way that is least intrusive, but ultimately it is the homeowner's obligation to pay for some of the costs associated with the City's work in this situation (for example, demolishing a garage if necessary), and the City has the power to condemn property if needed as a last resort for noncompliant homeowners. The Board strongly urged that the City notify homeowners in advance if this problem arises so that people have time to prepare and save money if necessary. The garage issue will primarily be along 61st Terrace and 62nd Street between Summit and Pennsylvania. At this point, the City will not start contacting homeowners because it has to perform more investigations before it can tell which homes will be affected.
 - There is a section of 63rd Street on the side of Strawn Park that will be affected by the Project, and there was discussion about having the City provide a water spigot and/or water fountain so that there is a water supply in Strawn Park. Another option is to provide a short water fountain for dogs (like the one at Loose Park).
 - The Board requested that the City mail out the flier attached hereto as Exhibit A so that the City pays for the mailing, and so that news of the Project comes from the City. To avoid any misinformation or miscommunication, the Board will direct that all information sought by Homeowners regarding the Project shall be requested from the City.
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Exhibit A



BROOKSIDE

neighborhood improvements — phase 3a



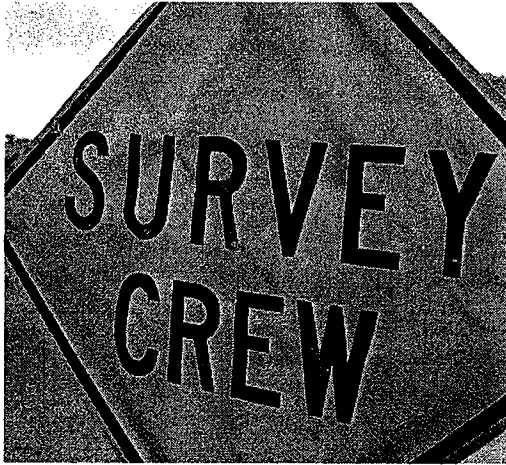
BROOKSIDE NEIGHBORHOOD IMPROVEMENTS

Design is substantially complete for work to begin on Phase 3 of the five-phase Brookside Watershed Improvement Program. Phase 3, which will be completed in sub-phases due to its size, includes a large project area generally defined by 58th Street to the north, 65th Street to the south, Wornall to the east and Ward Parkway to the west. Improvements to be completed as part of Phase 3 include replacement and addition of catch basins in streets to better capture stormwater runoff along with repair, replacement, or enlargement of the backbone of the storm drainage system to bring it to current design standards. Some additional improvement will be made to the sanitary sewer system, and known public interconnections between the storm and sanitary sewer systems will also be disconnected. The estimated cost of the entire Phase 3 project is \$10 million.

Construction of the first sub-phase, called Phase 3A, will begin in May 2008 and be completed in approximately 9 months. The City has hired Dennis Johnson Construction, Inc. to construct the project.

The project involves two areas that tie into a segment of the Huntington Relief Sewer that was completed last year along with some drainage improvements where the Trolley Trail crosses 65th Street east of Wornall Road. An area that will convey storm drainage from the west on Huntington Avenue connects to the Huntington Relief Sewer at Pennsylvania Avenue. The other portion of Phase 3A ties into the south end of the Huntington Relief Sewer between 61st Terrace and 62nd Street.

construction description



Portions of the existing streets, curbs, gutters, driveway aprons and some sidewalks along the new sewer route will be removed and replaced. Portions of the street will be gravel surfaced during construction but will be restored with asphalt at the completion of the project. Access to driveways will be temporarily blocked when the construction contractor is working on the portion of sewer that crosses that particular driveway.

Work will take place in three areas: on Huntington Road from Pennsylvania to Belleview including Pennsylvania from Huntington to 59th Terrace; on 62nd Street from Pennsylvania Avenue to Summit Street, extending north along Summit to the intersection of Summit and 61st Terrace (including the intersections along the routes in both of these areas); and on 65th Street between Brookside Boulevard and Wornall Road at the Trolley Trail crossing.

Phasing of the project will be determined by the contractor. More detail of phasing of the work will be discussed at the public pre-construction conference prior to the start of construction.

Future parts of Phase 3 will be constructed at a later date. This work extends improvements to

a greater area of Brookside generally bounded by 58th Street to the north, 65th Street to the south, Wornall to the east and Ward Parkway to the west.

What hours will work occur?

Work may occur between the hours of 7:00 AM and 6:00 PM. Shorter work hours may be observed, and work hours may vary depending on hours of daylight, weather and temperature.

Why is Phase 3 broken into sub-phases?

Funding is now in place but does not allow for completion of all of Phase 3. However, the City intends to begin as soon as possible in order to extend the improvements connected to the Huntington Relief Sewer and Phase 3A.

What traffic disruptions are anticipated?

Traffic disruptions will occur in the work areas along Huntington (Pennsylvania to Belleview), Pennsylvania (Huntington to 59th Terr.), at the intersection of Huntington and Belleview, along 62nd Street (from Pennsylvania to Summit including the intersections at each end), on Summit Ave (from 62nd St. to 61st Terr.) and along 65th Street (between Wornall and Brookside).

What will happen to the trees along the street?

Trees will be professionally trimmed back to allow for equipment to work in the street, right-of-way, and easements. The City and the construction contractor will work to save as many trees as possible and to protect those trees that are to remain. A tree will only be removed when the work cannot be accomplished without removal. Trees that are removed will be replaced with two-(2) inch caliper trees of the same type as removed unless otherwise negotiated with individual property owners by the City. A certified arborist will be evaluating the trees in the project area and providing a plan for removal and protection of trees.

Will the construction disrupt utility service?

Residents may experience short-term utility outages due to the construction. When water is shifted over to the new lines, water service will be turned off for about one hour. When this occurs, the construction contractor will knock on doors to notify residents that it is about to occur. Gas and other non-water and non-sewer utility line relocations and notifications will be handled by the owning utilities.

construction description

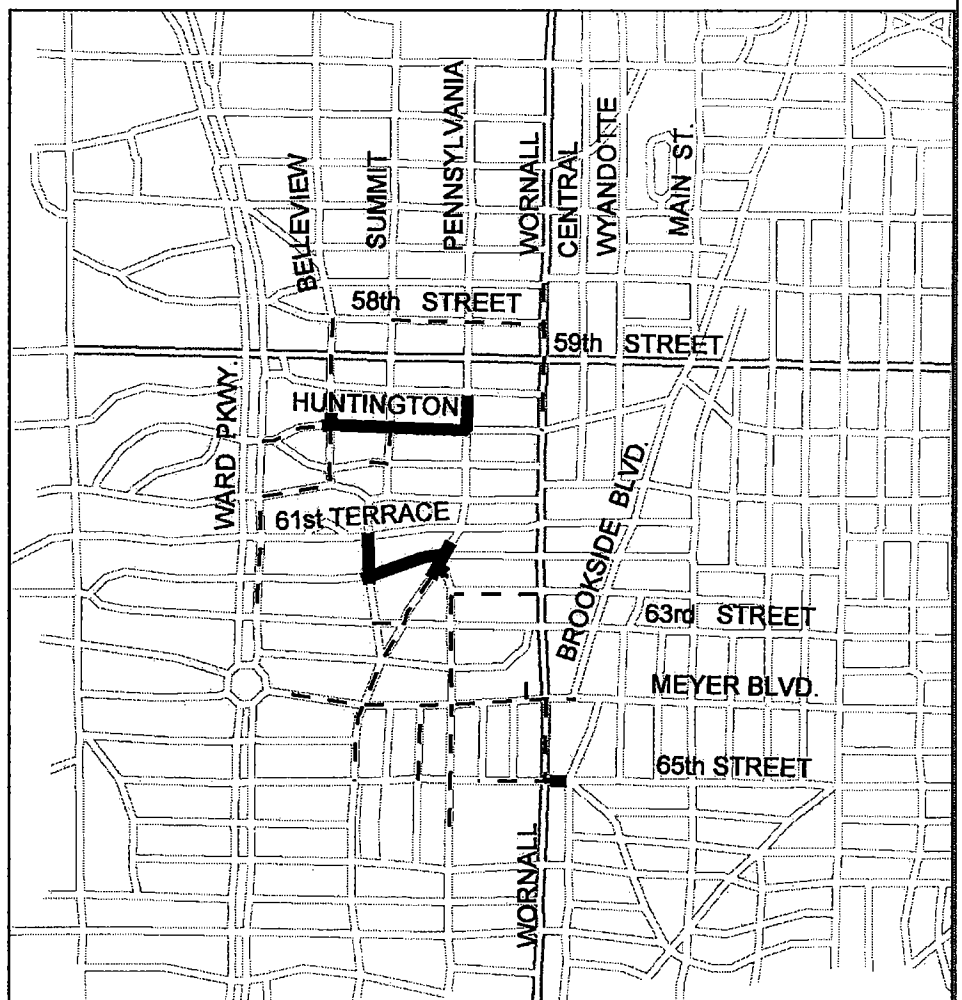
How will the area look after construction is completed?

Following the construction of the improvements, the contractor will begin the restoration phase of the project whereby he will return the area to a state as close as possible to the original condition. The contractor will grade the construction limits to the pre-construction elevations. After completing the grading work, the contractor will sod all disturbed areas of established lawns. The City will inspect the new sod and either accept or reject the contractor's work. Non-established yards will be final graded to drain and will be seeded by an experienced contractor.

Will the construction result in open trenches?

Yes, but no more than 100 feet of trench will be open at one time. When the construction contractor is not actively working in the trench, it will be surrounded by orange construction fencing and will be covered. Access to driveways, streets, and sidewalks will be temporarily blocked when work is occurring on the portion of the sewer that crosses that particular driveway, street or sidewalk.

Work will take place in three areas: on Huntington Road from Pennsylvania to Belleview including Pennsylvania from Huntington to 59th Terrace; on 62nd Street from Pennsylvania Avenue to Summit Street, extending north along Summit to the intersection of Summit and 61st Terrace (including the intersections along the routes in both of these areas); and on 65th Street between Brookside Boulevard and Wornall Road at the Trolley Trail crossing.



LOCATION MAP
NOT TO SCALE



— PHASE 3A
- - - FUTURE PHASE 3

construction notification, schedule and how you can help



PUBLIC NOTIFICATION:

How will people find out about road closings?

When streets are closed, "road closed" signs will block the street and detours will be posted.

SCHEDULE:

When will the project be completed?

Work will begin in May 2008. The project is scheduled to be completed in early 2009.

Could work be delayed?

As with all outdoor construction, work may be delayed due to weather. Construction could also be delayed if the contractor runs into unforeseen problems such as extensive rock or conflicts with other utilities. The construction contractor will do everything reasonable to complete the project on schedule.

WAYS CITIZENS CAN HELP:

What can citizens do to help the project stay on schedule?

Citizens are encouraged to drive slowly through the construction area and to stay alert around the work area. People, including children, and pets should stay out of the construction area to avoid possible injury.

Residents that live along the construction route are encouraged to relocate moveable items out of the construction area prior to the start of work.

INFORMATION CONTACTS:

The following people may be contacted to answer questions:

Andy Powers, Superintendent
Dennis Johnson Construction, Inc.
816-365-5742

Al McKelvy, Inspector
City of Kansas City, MO
816-797-0175

Ron Tebbenkamp, Project Manager
Dennis Johnson Construction, Inc.
816-767-1326

Ed Tohill, P.E., Design Project Manager
Burns & McDonnell
816-822-3381

Karine Papikian, P.E., Project Manager
City of Kansas City, MO
816-513-0300