

**Greenway Fields Homes Association
Board Meeting
December 1, 2007**

Attendance

- Gina Valentino, Aaron House, Joe Groebl, Mike McAdam, Barbara Martin, Wendy Trainor (arrived late)

Agenda

Budget (Gina, I cannot find my copies of your budgets – please email them to me if you can. Also, please add to this information).

- Gina and Joe have reviewed budgets for the last several years for both the normal operating budget and the security budget
- We are depleting our cash reserves because we are over budget for our normal operating expenses
 - Snow removal was approximately \$4,000 in 2007, where it was \$700 in 2006. The City only plows main roads.
 - Parks and Island Maintenance
- Security Budget
 - Homeowners are assessed 3 times a year (\$40 each time for a total of \$120)
 - We have excess in our security budget
 - The Board discussed broadening the security fund to include other safety issues. This would reallocate funds from the general operating budget to the Safety budget.
 - The Board voted unanimously to broaden the security fund so that money in the security account could be used for other safety issues. Wendy Trainor also voted to approve this measure when she later arrived.
 - Barbara voiced concerns over voting on this issue without letting homeowners know of the Board's action. The Board agreed that it would explain its reasoning for altering the security fund at the holiday meeting and at the annual meeting, and that it would print an article on this subject in its next newsletter.
 - Joe discovered that if the Board reclassifies the security account as a sub-account of the general operating account, instead of keeping it as a separate account, the Board can save roughly \$1,300 per year in administration fees. The Board decided to make the security account a sub-account.
 - The Board discussed increasing security in Greenway Fields during the holidays, which it agreed to do.

Christmas Party

- Budget is \$500
- There is wine leftover from the picnic.

- Aaron, Barbara, Wendy, and Joe will arrive early at 4:00pm to help prepare. Gina and Mike will stay late to help clean up.

Homes Association Dues

- The Board discussed whether to increase the dues entitled “other services”
- The Board voted unanimously to increase other services to \$120.00 annually (which equals \$10.00 per month) and to rename other services to “Annual Homes Association Membership Dues.”
- This would total an \$8.00 (average) base assessment, \$20.00 annual park assessment, and annual home dues of \$120.00, in addition to the security dues of \$120 (payable 3 times per year in \$40 installments)
- The Board discussed whether the Annual Homes Association Membership Dues could be payable monthly instead of all at once so that members can better absorb the increased fees, and whether members could set up automatic withdrawal. Gina and Joe are meeting with Fox next week to have a business meeting to discuss this and other budget issues.

Annual Meeting

- Because attendance at the annual meeting can be low, the Board discussed providing a pancake breakfast or holding the meeting at a restaurant or bar beginning in 2009

Newsletter

- See discussion above regarding Board’s decision regarding the security fund and a potential article
- The Board also discussed including a thank you to Greenway Fields security patrons (those who have paid for the security fund) and for those who have paid their home dues. The Board would thank security patrons for 2007 in its 1st 2008 issue, and it would thank the members who have paid home dues in 2008 in its third issue.
- Because of the increased dues, the Board discussed interviewing a realtor about how having an active homes association can keep property values up and how allocating the members’ resources can keep property values up. Aaron indicated he had a realtor who would be a good source (Sirena Beyer).

Website

- In addition to the Board’s website through HACCD, Joe learned that Greenway Fields has a website provided by the City at www.neighborhoodlink.com/kc/greenwayfields/
- This is a good resource because the Board can update this website without going through HACCD
- The Board is going to try an utilize this resource more

Restrictions and Amending the Home Dues

- Aaron led discussion on the current state of the restrictions. It appears that the Board has obtained all restrictions governing the Greenway Fields and Wornall Manor subdivisions (all governed by Greenway Fields)
- The Board initially decided to review the Restrictions in order to determine how to amend them so that it could delete race-based restrictions
- The Board learned that the Missouri legislature enacted RSMo 213.041 to mandate homes associations in Missouri to amend their restrictions, regardless of what the restrictions say, to delete race-based restrictions
- Katie Allison indicated previously that she had taken action to delete those race-based restrictions
- Aaron sent modified restrictions (that deleted the race-based restrictions) to HACCD last week. Fox is supposed to put those restrictions on the HACCD website. This does not take care of the restrictions that are recorded in Jackson County, and it may be important to record the amended restrictions.
- The Board previously had discussed other reasons to amend the restrictions – many are outdated. After review, it is clear that the restrictions cannot be amended – they can only be terminated. The Board considered terminating all restrictions and enacting new ones, but decided to forego this option because enacting new restrictions would require 100% of the members to agree, something that is highly unlikely
- The Board also discussed approaching the Missouri legislature to enact a statute allowing the restrictions to be amended. This is something the Board will consider in the future. This may be something the Board could work with other Boards on and gather support from other associations to pressure the legislature into enacting a statute.
- Because of the difficulty with increasing home dues and the distinction between mandatory and voluntary home dues, the Board previously decided to determine how to increase home dues. Home dues are determined not in the restrictions, but in an agreement between homeowners and the homes association. That agreement states that it can be amended by 2/3 of the members, but that it cannot be amended to increase home dues. The Board decided it might seek to amend the agreement first to delete the prohibition against increasing dues, and then seek to amend it again to increase dues. Dues are currently based on square footage multiplied by 1/10 of one cent, and so base dues annually equal \$8.00, which is substantially too low to operate.
- The Board decided to make amending the dues a priority in 2008, and to use the Annual Homes Association Membership Dues for its budget in 2008.

Liens

- The Board discussed the appropriate time to place a lien on a home
- There were two trains of thought on this
 - First, it costs roughly \$100 to put a lien on a house. The \$100 is paid to HACCD, which keeps a \$40 fee. Part of the \$100 goes to the City as a recording fee, and the Board will receive a refund for part of the fee when the house is sold and the lien is satisfied. Thus, it may be better to have a threshold amount before putting a lien on a house.

- Joe stated that he believed it would be better to put a lien on a house no matter the amount of their delinquency to stress the importance of paying home dues. The Board seemed to agree with Joe's approach.
- The Board decided to revisit this issue in 2008 and to decide the proper course of action. The Board decided that there should be a protocol that must be followed (like sending a letter, making a phone call, and then putting a lien on the house).

Other Issues

- Break-ins and Block Captains
 - There was a break-in on Washington at 5:00am on Thanksgiving morning when a resident awoke to find people in the house. No one hurt, and it appears that nothing was taken. The people got into the house through a dog door.
 - Another family was confronted in front of their home near 67th and Valley. The 3 assailants followed the homeowner home and demanded to be let in the house. The homeowner refused to let the assailants in and the assailants left.
 - Wendy is going to send out an email describing these events to the block captains who can send this out to their recipients
 - Wendy will also send reminders to the block captains of the holiday party and annual meeting
- Columns on Meyer and 63rd
- Bylaws
 - The bylaws need to be amended. In 2008, the Board will determine how to amend the bylaws in 2008.
- Elections
 - Gina, Wendy, Barbara, and Joe are up for reelection in 2008.