

Greenway Fields Homes Association: Board Meeting
Wednesday, March 19, 2008

Present

- Barbara, Gina, Wendy, Joe, Mike, Aaron

Absent

- JT

Agenda

1. Contact information

- No updates

2. Status Report

A. Director of Parks

- a. Island/Park landscaping project
 - i. Parks probably need new mulch for \$600, which the Board approved
 - ii. Joe has cleaned spray paint off of the playground
 - iii. Mike will inform Brent at security about the graffiti
- b. Trees
 - i. The oaks on Meyer and Greenway Terrace have been trimmed
- c. Lawn cutting of the 3 islands
- d. Empty waste basket at 63rd
 - i. JT and Joe are providing this service
 - ii. Wendy will try to find a lid for the trash can
- e. Meyer Columns
 - i. Katie (former president) had looked into the amount of money it would take to restore the columns on Meyer Boulevard
 - ii. These columns are historic, so PIAC offered \$28,000, which leaves us \$30,000 or so to come up with (\$88 per house)
- f. Sidewalks at Greenway Terrace
 - i. Pushed back until August 2008, which means that area won't be landscaped until 2009
 - ii. There are fencing problems at the boundary, but when the City performs its work, it will perform a survey and put the fencing back in the correct spot

B. Director, Safety and Security (Mike)

- a. Snow Removal (Joe)
 - i. Expensive so far for year
 - ii. KCMO has said it may remove snow removal from its budget for 2008
- b. Security Patrol (Mike)
 - i. Board engaged in long discussion over pros and cons of continuing with Brent (with KCMO PD) versus private security companies
 - ii. Based in large part due to Brent's late response times, lack of monthly reports
 - iii. Gina feels to many people are involved and this should be minimized so that Brent really becomes responsible to one or two people

- iv. Joe hasn't had problems getting a response from Brent
- v. One of the pros of having a security company is that when people see the car, they know their money went for that car
- vi. The pros of having off-duty police in marked cars is that people are more intimidated by police presence, the police have the option to arrest and run background checks
- vii. For now, the Board will remain with Brent
- c. Sewers/Water Project (Barbara)
- d. Mobile Page
 - i. There is a program in Kansas City called Mobile Page, which is a service where homeowners can register (or they can be entered into a database) so that they automatically receive a message that the board wants to leave for them
 - 1. Examples include monthly information and security alerts
 - 2. The cost is cheap - \$10-\$15 for a call (to 343)
 - 3. There is also the option of leading with an advertising to help with costs, but the Board didn't like this idea

C. Treasurer (Joe)

- a. Finances (Joe)
- b. Delinquent payments from homeowners (Joe, Aaron)
 - i. See discussion in F. below
- c. Liens (Joe)
 - i. See discussion in F. below
- d. Reimbursements/Disbursements
- e. Budgets, money mgt, and reporting
 - i. We should be in good shape this year
 - ii. We were over budget by approximately \$10,000 at the end of last year

D. Newsletter (Wendy, Barbara)

- a. Advertisers
- b. Articles
- c. Next issue:
 - i. Aaron will write an article on Home dues/liens/delinquency
- d. Other issues
 - i. May list new neighbors, although there are privacy concerns
 - 1. Barbara offered to call homeowners first (she has to get the number from HACCD) to welcome and offer to put in newsletter
 - ii. Printing in color is more expensive
 - iii. Preparing a home directory also causes privacy concerns

E. Neighborhood Events

- a. Annual Meeting
 - i. Low participation in 2008
 - ii. Board wants increased participation from homeowners for next year.
 - iii. Ideas – make pancakes in the street during a weekend morning (determine best time to do so) – some like Chris Cakes, some don't
 - iv. Have it at Charlie Hoopers or similar place
 - v. Combine with holiday party
- b. Annual Picnic
 - i. Board does not think the clown lady was good

- ii. There is a very good balloon artist
- iii. Kids love the fire truck
- iv. May have the moonwalk next year (costs \$75), but we need to use a neighbor's yard to do so
- v. Board would also like to consider having a jazz singer (like Cynthia Van Roden(sp?)), one of our homeowners
- c. Holiday Party
 - i. Low turnout at Holiday Party, due in large part to weather
 - ii. Board received complaints that no kids allowed at Holiday Party
 - iii. Could be good to have a separate area for kids with pizza
- d. Garage Sale
- e. Holiday Lighting Contest
- f. Home of the Month
 - i. Seems to be working well
- g. Welcome new Homeowners
- h. Popsicle Parade
 - i. Need to see if Linda Vogel needs to be reimbursed for popsicles (there are questions over whether the popsicles are typically paid for by the host)
 - ii. We have money in the budget to reimburse for popsicles
- i. Hazardous Waste
 - i. We cannot get dumpsters for hazardous waste without guaranteeing a huge amount, so this is not an option
 - ii. JT volunteered again to provide a truck
 - iii. Time period for pickup should be short this year, like 9-11 instead of 9-1
 - iv. There is another pickup scheduled for August 2 at 95th and Ward Parkway
 - v. We must remember to check with the grocery stores to get boxes
- j. October Event
 - i. Joe mentioned the idea of having a community event during October and blocking off a street (like a block party, but a neighborhood party)
 - ii. The idea is to have a pumpkin carving contest where people bring their own supplies

F. Covenants, Bylaws, and Dues (Aaron, Mike)

- a. Recap
- b. Determine opportunities for change
 - i. Board discussed whether making dues legally enforceable is worth the effort considering the amount of homeowners who pay the increased voluntary dues
 - ii. Board decided it is likely worthwhile
- c. Dues
 - i. Gina and Joe have received a total of 3 phone calls complaining about the increased dues
 - ii. Currently, the total amount of the homes that are late equals \$15,700
 - iii. Redbridge's newsletter had good examples of how to approach this issue
 - iv. Threshold for filing a lien will be \$300.00
 - v. May be a good idea to put the approval for amending the Agreement in the newsletter so people can mail their approval
 - vi. Talked about having the legislature enact a bill that allows amendments

G. City Liaison (Gina)

- a. PIAC
- b. HACCD
 - i. HACCD wants to continue quarterly billing statements for security
 - ii. For the next security statement, homeowners will only be billed \$10
- c. Presidents' Luncheon

H. Block Captains (Wendy)

- a. Status on appointments
 - i. Every block except for the 400 block of 61st Terrace has a block captain
- b. Update
 - i. Wendy mentioned having an event for the block captains where drinks and appetizers are served
 - ii. Joe said he could hose the event
 - iii. Wendy says she thinks the block captain program should remain

I. Complaints (Aaron)

- a. Stucco on house on 62nd (Aaron) – No updates

3. Calendar

- a. January: Annual Meeting
- b. February:
- c. March:
- d. April: Brush/Leaf April 17 (south of 63) and April 11 (north of 63rd)
- e. May: Brookside Art Fair May 2-4, 2008; Annual garage sale May 16-17, 2008
- f. June: June 8, 2008 is the Picnic. 6/21 (tentative) is the HazWastePickUp Event
- g. July: Popsicle Parade July 4. July is unlimited Trash Pick-up week of.
- h. August:
- i. September:
- j. October: Garage Sale 10/6 and 10/7
- k. November: Usually City-wide Leaf & Brush Pickup
- l. December: Holiday Party Dec 12. Mid-December is the Neighborhood Lighting Contest. Week after Christmas is unlimited Trash Pick-up.

4. Other Issues

- a. Joe has a lot of duties
 - a. Board discussed how to engage more homeowners
 - b. Could get more involved by creating additional board positions (which bylaws currently don't allow, but they could be amended) as other homes associations run with more members
 - c. Board could also create committees so that others can share in the task of maintaining islands, running social events, etc.
 - d. Board discussed idea of having weeding days in the parks where signs could be placed in parks ahead of time
 - e. Board would like to follow through with this
- b. Board may set up a fund to prepare for known future expenses (like repairing the rock wall) that would be interest-bearing and could not be used except for those designated expenses
- c. Website

- a. KCMO has a website with out homes association, but the information needs to be inserted
- b. Board may contact Brian Hedgpeth since he develops websites
- c. Board may also consider setting up its own website entirely

5. Next Board Meeting

- a. Board decided that it needs to meet more regularly, probably every month to start
- b. Next meeting is April 19 at 9:00 am at Joe's house