

GREENWAY FIELDS HOMES ASSOCIATION

Meeting of the Board of Directors

May 8, 2008

Attendance

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

Approval of Minutes

- The previous meeting minutes were not reviewed.
- See discussion of meeting procedures below.

Meeting Procedure

- The Board discussed adopting a more formal procedure for Board meetings. Robert's Rules were discussed but deemed to formal. The Board unanimously voted to adopt the meeting procedure outlined below:
 - The President will pass out the agenda at the beginning of each meeting. The Board must vote to approve the agenda (as provided by Gina or as amended if there are amendments).
 - The Secretary or President will provide meeting minutes from the previous meeting, which shall have been emailed to the Board in advance of the meeting. The Board will vote to approve the meeting minutes.
 - Discussion of old business
 - Discussion of new business
 - Discussion of other topics
 - Discussion of next meeting (date, time, and topics to be discussed)
- The Board determined that it was important to have a clear record of matters voted upon and the procedure for voting follows:
 - A Director must make a motion
 - A Director (other than the one making the motion) must second the motion
 - The President must then call for a vote by stating, "All in favor say aye."
 - The President must then ask for those opposed by stating, "All opposed."
 - Note: The Bylaws state that there shall be 7 Directors and that 4 Directors present at a meeting shall constitute a quorum. The Bylaws do not state how many of the Directors present at a meeting must vote in favor of a motion for it to carry, although the requirement is a "majority" for votes by members. The Board should vote at the next meeting on whether a "majority" is required for Board action.
 - If a majority of the quorum votes in favor of the motion, the President shall say, "the motion carries."
 - The Secretary shall record this process for each matter voted upon, and shall make a record of any director who dissents when a motion carries.

Agenda

- The Board voted unanimously to approve the Agenda.

Old Business

- Telephone Calling System
 - The Board previously discussed whether to use Craig Nulan's services to implement a telephone system by which the Board could disseminate information within 5-7 minutes to the entire homes association
 - The Board voted unanimously to implement the telephone system
 - Joe and Wendy will work together to help implement the system

New Business

- Treasurer's Report
 - Joe reported that Greenway Fields operates on a \$20,000 annual budget.
 - The Board still has receivables of approximately \$6,200 for the parks
 - Approximately 7 liens exist on homes in Greenway Fields, and 80 homes are in arrears on home dues
 - If the association receives the \$6,200 for the parks, Joe expects that the Board will have a \$5,000 surplus at the end of the year
 - Joe proposed that the Board create 3 accounts into which a surplus at year end could be put
 - 1) a \$5,000 rainy-day account;
 - 2) an account to accumulate funds for the purpose of replacement the playground or other equipment in the parks in 10 years or so when the equipment needs to be replaced
 - 3) an account to fund the revitalization of the parks (like plantings)
 - Joe proposed that the Board put the money each year into locked fixed-rate CDs and that the account maintenance would be the Treasurer's responsibility. The rainy-day account would not be in an account that could not be accessed during the year, whereas the other 2 would be.
 - The Board voted unanimously to adopt Joe's proposal.
- Security
 - Due to the recent heightened crime in the neighborhood, the Board has decided to focus on security and to address ways of increasing the safety in the neighborhood by lowering the crime rate. The Board brainstormed things it could do to make the neighborhood safer, and Joe desires to focus on improving the Board's and the neighborhood's relationship with the police department.
 - The following ideas were presented:
 - Joe suggested that 2-3 Directors meet monthly or annually for lunch with Brent Parsons at a nice restaurant. The Board will pay for the lunch and also for Brent's time. The goal is to strengthen the relationship with Brent. Gina will call Brent regarding availability.
 - The Board suggested that we invite police officers to the June picnic. The Board would like to have officers present at tables in uniform. Barbara will call Brent Parson to determine officer names and send invitations to

the officers to attend. The Board determined that officers attending should be paid for their attendance.

- The Board suggested having a meeting at the library or elsewhere via which the police could speak with members about crime prevention
- The Board suggested contacting Brookside businesses (like The Roasterie, grocers) to see if the businesses would be willing to provide perks to in-uniform officers. For example, Quick Trip provides free coffee to officers as an incentive to get police officers to frequent its gas station (and thus prevent crime and give the perception that Quick Trips are safe). The Board discussed paying for part/all of the cost of coffee at The Roasterie or seeing if other abutting neighborhoods would help pay the cost or if the Brookside Business Association would help front the cost. Joe is going to contact The Roasterie and Barbara is contacting the Brookside Business Association. The bars may also have an incentive to help front this cost.
- The Board suggested meeting with other associations to try and broaden our crime prevention efforts. The harder it is for criminal activity to occur in neighborhoods around Greenway Fields, the harder it will be for crime to occur in Greenway Fields.
- Brent Parson emailed Gina the security schedule and an email regarding recent crime in the neighborhood. The Board discussed putting a crime blotter in each newsletter, but most Directors felt that a blotter could be too negative and result in decreased property values. Portions of Brent's emails will be put in the newsletter, as well as advice for residents on making Greenway Fields a harder target.
- Wendy mentioned that Westwood places stickers on its cars so that its security officers know which cars belong and those that may not. Gina will discuss this issue with Brent to determine if this would be helpful in Greenway Fields.
- See minutes re telephone system above
- Newsletter
 - Will go out 5-9-08
 - About ½ of the advertisers have not paid, and Gina will contact them
 - Wendy believes there will be 4 empty advertising spaces, and Wendy and Mike will contact potential clients
- Garage Sale
 - Wendy placed ads in the KC Star and Wednesday Sun
 - Barbara will put signs out Monday, 5-12-08 indicating a garage sale
 - Mike will contact Brent Parsons about having extra officers on patrol during 8am-3pm on both days of the garage sale
- Picnic
 - Sunday, June 8
 - 70 people attended last year's picnic
 - We were short on drinks last year
 - We need a tub with ice
 - JT is probably providing his BBQ from last year
 - Wendy will shop at Costco and the local markets
 - Wendy will put out the sign

- Joe will bring an extra trashcan
- Gina will contact Brookside Moms about coolers
- Barbara has a card table
- The fire truck has been booked
- Slide/Moonwalk – Gina will call (1) Norma to see if we can use her yard and (2) Brookside Moms to determine availability
- Gina will get nametags and markers
- Aaron has a card table
- There won't be magicians or clowns
- Would like to have Craig Nulan and police in attendance so that we could talk to members about the phone system
- Homes Association Directory
 - Wendy discussed whether Greenway Fields should have a directory
- Block Captain Party
 - Joe has offered to have the party at his house
 - Directors, Block Captains, and significant others are invited
 - Cocktails will be provided
 - The event is tentatively scheduled for May 28 or 29 at 7:00. Gina will confirm the time with Joe.
- Meyer Columns
 - Joe reported that it is important to find out who built the columns because if Greenway Fields built them and donated them to the City, Greenway Fields may be able to take them back from the City and thereby be able to keep more of its money and have more control over the product. It's important to know if by taking back the columns, Greenway Fields is forfeiting financial support it would have otherwise received from the City

Next Meeting

- June 25th, 6:30 pm at Wendy's house
- Topics
 - Security, Picnic, Garage Sale, Meyer Columns, Block Captain, Phone Program